



Developers • Brokers • Investment Consultants
 Web Site: www.rarco.com • Email: rarco@msn.com
 6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



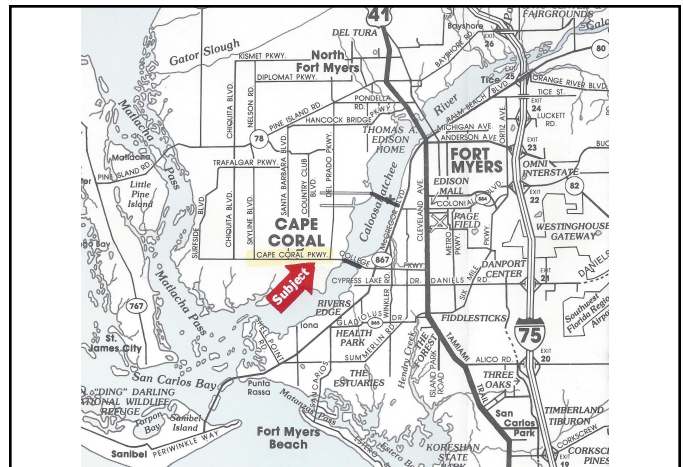
SOLD

Cape Coral Florida South District SC Downtown Heavy Commercial Zoning Ready to Build Site

Winn Dixie Center Out-parcel



Located in the SC zoned down town development district, this commercially zoned site allows all types of office and retail uses. Doctor offices, retail shops, restaurants service industries, etc. The lot size of over 27,300 sq. ft. and located in one of the most intensely developed areas in Cape Coral allows very high lot coverage ratios. Great access and just five minutes across the river to central Fort Myers area.



Information Last Updated 07/26/2022

The information herein is believed to be true and correct but is not warranted by the Broker.
 This offering is subject to prior sale, price change or withdrawal without notice.



RARCO
INVESTMENT PROPERTIES

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Cape Coral Miramar 27,000 Sq. Ft. Project Information

OWNERSHIP: Woodridge Properties, LLC

PROPERTY DESCRIPTION:

Legal: Block 61 PB 11 Page 79 Lots 20- 26

Size in Acres: .62

Size in Sq. Ft.: 27,228

Frontage: 338"

Average Depth: 133'

Natural Elevation:

Finish Floor El: 7'

Flood Zone: A

Map Number: Community 125095 - Panel 0415

Comments:

LAND USE INFORMATION:

Zoning: SC Downtown District

Land Use Category: DM

TAX INFORMATION:

STRAP Number: 18-45-24-c1-00061.0200, .0210 & .0230

Folio Number: 10204154, 10204153 & 10204155

Current Yr. Taxes:

Spcl. Assessments:

Spec. Assessments:

UTILITIES:

Water: Yes

Capacity: Yes

Dist. to Hydrant:

Sanitary Sewer: Yes

Line Size:

Capacity: Yes

Gravity:

Franchise Dist.: Cape Coral

Power Company: FP&L

Fire District: Cape Coral

Comments:

PRIMARY ACCESS:

Primary Access: Vincennes St.

Number of Lanes: 2

Right of Way: 65'

Road Ownership: Cape Coral

Class: B

Service Level: C

SECONDARY ACCESS:

Secondary Access: Miramar Street

Number of Lanes: 2

Right of Way: 50'

Road Ownership:

LISTING DATA:

Offering Date:

Offering Price: \$265,000

Price Per Acre:

Price Per Front Foot:

Price Per Square Foot: \$9.82

Terms: Cash

Comments:

YOUR PERSONAL NOTES:

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