



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 Parkway Commercial Site

1350 Sq. Ft Building on 17,689 Sq. Ft. Lot

SC Zoned-Traffic Counts of 51,000+

Cape Coral Parkway Site



Located on the main road into Cape Coral this site has tremendous visibility and easy access. Zoned for nearly all commercial and retail uses it has excellent potential. It is basically an outparcel of one of the largest shopping centers on Cape Coral Parkway. Winn Dixie, West Marine, and Ace Hardware, new Panera breads and Across from Iguana Mia.



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.



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Cape Coral Parkway Site Project Information

Address: 1106 Cape Coral Parkway

City: Cape Coral

State: FL

ZIP: 33904

Comments:

PROPERTY DESCRIPTION:

Legal: Cape Coral Unit 6 Part of Blk R PB 11 Pg 47,
Lots 1 thru 4

Legal:

Size in Acres: .406

Size in Sq. Ft.: 17,689

Frontage: 130

Average Depth: 131

Natural Elevation:

Finish Floor El: 7'

Flood Zone: A

Map Number: 123095 Panel-0415

Comments:

LAND USE INFORMATION:

Zoning: SC Downtown District

TAX INFORMATION:

STRAP Number: 18-45-24-C1-000R0.0010

FILOI ID: 10110237

Current Yr. Taxes: \$4356

Special Assessments: None

UTILITIES:

Water: Yes

Capacity: Yes

Dist. to Hydrant: Yes

Sanitary Sewer: Yes

Capacity: Yes

Franchise Dist.: Cape Coral

Power Company: FP&L

Fire District: Cape Coral

Comments:

PRIMARY ACCESS:

Primary Access: Cape Coral Parkway

Number of Lanes: 4

Right of Way: 100'

Road Ownership: Cape Coral

Class: Arterial

Service Level: D

Traffic Count:

Date:

Growth Rate:

LISTING DATA:

Offering Price: \$775,000

Terms: Cash

Comments:

YOUR PERSONAL NOTES:

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