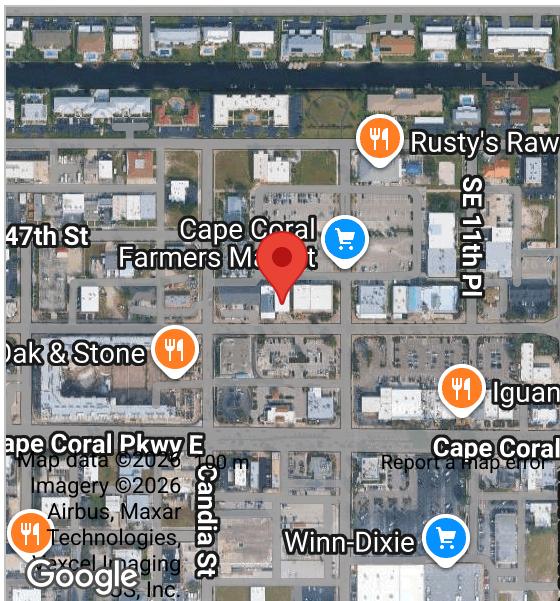


Prime Downtown Cape Coral Opportunity

917 SE 47th Terrace, Cape Coral, Florida 33904

\$2,400,000



Building Size	8,576 Square Feet
Land Size	6,229 Square Feet
Zoning	SC
Parking	abundant
Water	central
Sewer	central
Year Built	1975
Construction	Concrete Block
Roof	New 2023

For Sale – Prime Downtown Cape Coral Opportunity

Located in the heart of Cape Coral's vibrant and rapidly growing downtown district, this well-maintained landmark building presents an exceptional opportunity for investors, owner-users, or developers seeking a versatile commercial asset in a high-visibility location.

Offering approximately 8,600 square feet, this two-story concrete building is efficiently designed and thoughtfully configured to support a wide range of uses. The first floor is currently operated as a banquet hall and features a full commercial kitchen with pantry, making it ideal for events, hospitality, restaurant, or adaptive commercial use. Additional first-floor amenities include a conference room, reception/office area, four restrooms, and ample storage, providing both functionality and flexibility.

The second floor consists of three large classrooms, additional office space, and two restrooms, making it well suited for professional offices, educational facilities, medical or wellness uses, or co-working space. Notably, the second floor can be easily separated from the first floor, as the building offers two separate entrances and two stairways, allowing an owner to occupy one level while leasing the other for supplemental income.

Parking is plentiful with ample spaces available both in the front and rear of the property, a rare and valuable feature in the downtown core.

This solidly constructed building boasts concrete trusses and has seen numerous recent capital improvements, including a new roof (2023), new AC units, impact-resistant glass, and new flooring and ceiling tiles on the second floor, ensuring long-term durability and reduced near-term maintenance costs.

Adding to its appeal, the seller is open to financing options and would also consider a leaseback of a portion of the space, providing immediate income potential for a new owner.

With its prime location, flexible layout, strong construction, and multiple exit strategies, this property offers endless possibilities to bring your vision to life. Opportunities like this in downtown Cape Coral are rare, act quickly! Take a look at the video <https://www.youtube.com/watch?v=dXUD16xypyU>

Agent



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