



Cross Property Customer Financial Report w/Photos

Lot & Land Customer Financial Report



General Information ML# 225079378
List Price: \$495,000
MLS#: 225079378
Address: 924-938 SKYLINE BLVD
 CAPE CORAL, FL 33991
 CC23 - Cape Coral Unit 28,29,45,62,63,66,68
GEO Area: Lee
County: Lee
Property ID: 22-44-23-C2-04486.0270
Lot: 27
Lot Type: Commercial Lot
Block/Bldg: 4486
Parcels: 3
Zoning: CP
Legal Unit: 63
Potential Short Sale: No
Virtual Tour URL:
Land Use Code: 10-Vacant Commercial
Other PIDs: 22-44-23-C2-04486.0210 & 22-44-23-C2-04486.0240

Status: Active (11/09/25)
Trans Type: Sale

Property Class: Lot and Land
Subdivision: NOT APPLICABLE
Development: NOT APPLICABLE

Sec/Town/Rng: 22/44/23E
Foreclosed REO: No

Detailed Property Information

Property Information: This 1.35± (with option 2.53) acre 12 lot, 3 parcels (with option 21 lots or 8 parcels) commercial lot assemblage offers 480' (with option 880') of prime frontage along Skyline Boulevard and 125' on SW 10th Street, with 23,000 AADT for maximum visibility. The northerly 1.15 acres lot is also for sale at \$370,000 at \$7.40/SF. See ML 225070947. Both packages are Zoned C (Commercial-City of Cape Coral) and Future Land Use CP(Commercial Professional), and are ideally suited for a variety of developments, including retail, fuel/electrical vehicle charge station, office, medical, or mixed-use projects. Strategically located ½ mile south of Island Boulevard, and 2 miles north of Veteran Pkwy, this site offers excellent accessibility and convenience, with proximity to major businesses such as Farmer Joe's, Publix, Carrabba's, Bonefish Grill, USPS, self-storage facilities, fitness centers, gas stations, and multiple restaurants. There is currently \$25,206 outstanding Utility Assessment due on this property that the Buyer should assume.

Approx. Lot Size: 480x125x480x125
Lot Size: 1.38 (acres) / 60,113 (sqft)
Approx Sqft.Land:
Rear Exposure: W
Elevation:
Lot Desc.: 5 Plus Lots, Corner
Restrictions: None/Other
Utilities: Sewer, Water
Usage: Commercial
Road: Paved Road
Sewer: Central
Water: Central
Subdivision Info:

Gas YN:
Gas Description:
Trees:
Ground Cover:
Land:
Avail. Documents:
View: None/Other
Dock:
Boat/Dock Info:
Waterfront: No
Waterfront Desc.: None
Gulf Access: No
Canal Width: None

Financial/Transaction Information

Total Tax Bill: \$4,787
Tax Year: 2024
Tax Desc: City And County
HOA Fee:
HOA Description:
Master HOA Fee:
Condo Fee:
Transfer Fee: \$0

Spec Assessment:
Land Lease:
Mandatory Club Fee:
Rec. Lease Fee: \$0

One Time Fees
Spec Assessment:
Land Lease:
Mandatory Club Fee:
Rec. Lease Fee: \$0
Other Fee: \$0

Approval:
Terms: Buyer Finance/Cash
Maintenance: None
Possession: At Closing
Special Info:
Property Location: Not Applicable
Legal Desc: CAPE CORAL UNIT 63 PB 21 PG 75 BLK 4486 LOTS 27 THRU 32
Listing Broker: NRT Commercial LLC



Map / location featuring property parcel outlined

Map of property location

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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