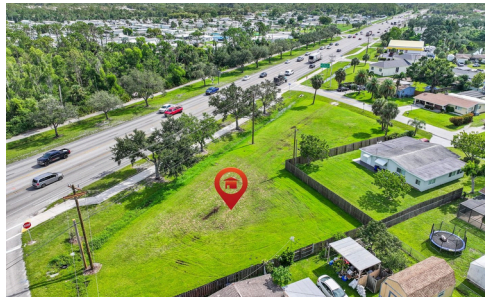
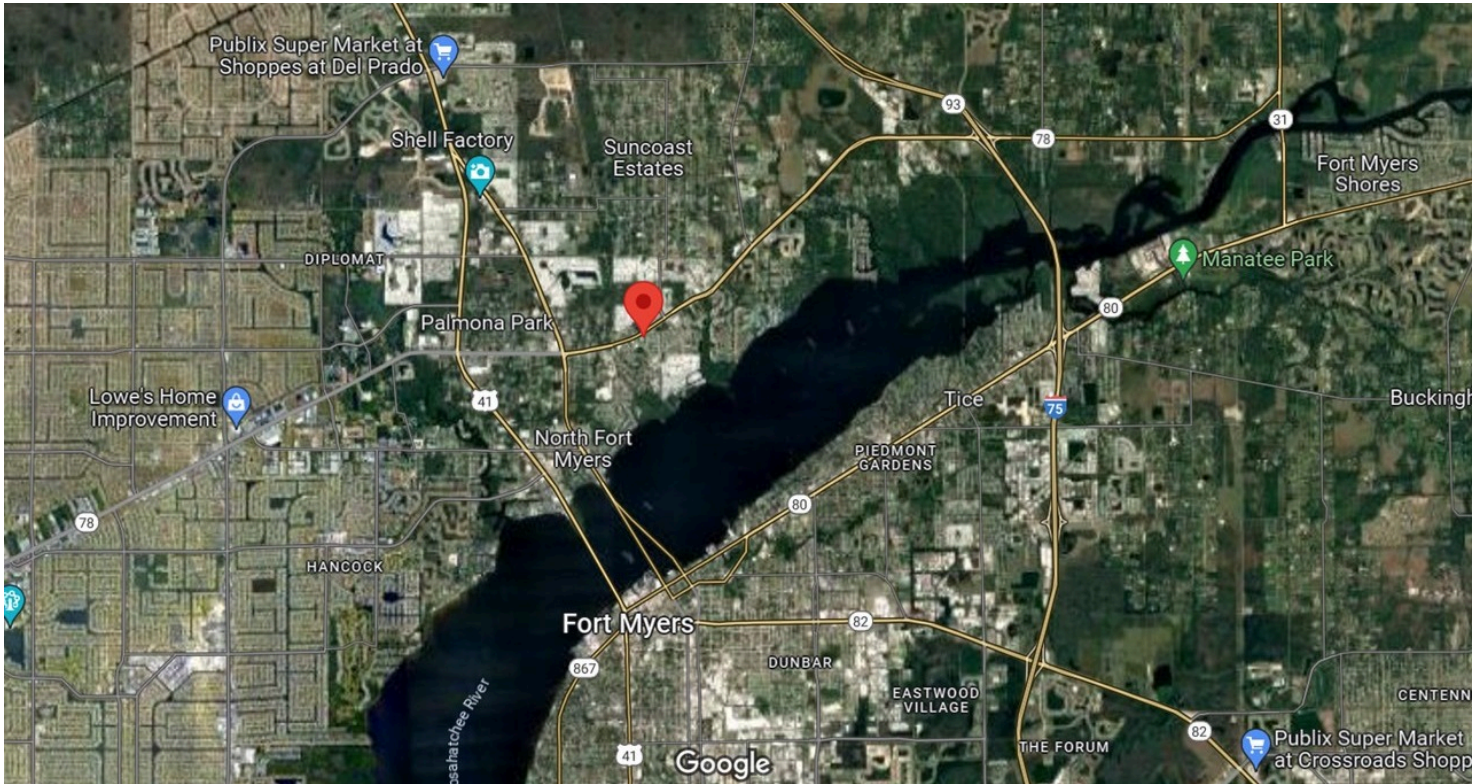


# Bayshore Road - North Fort Myers Commercial & Residential Land Zoned C1-A

\$165,000



Fantastic location on Bayshore Rd which is a main corridor from I75 to Cape Coral. Approximately 1/2 acre zone C1-A with many Commercial & Residential uses. High Traffic Counts and great visibility on Bayshore Rd. Survey's & Permitted use codes available upon request. 300 feet of frontage on Bayshore Road. Make this location your next Restaurant, Garden Apartments, Offices, Retail, as well as many other uses. Great for an investor to build-lease and cash flow. Easy access to Highway 41 (Tamiami Trail), Interstate 75, Cape Coral, Fort Myers and surrounding areas.



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COMMERCIAL





## C-1A District: COMMERCIAL USES

- ADMINISTRATIVE OFFICES
- BANKS AND FINANCIAL INSTITUTIONS - Group I
- CLEANING AND MAINTENANCE SERVICES
- CLOTHING STORES, GENERAL
- CONTRACTORS & BUILDERS - Group I
- CONVENIENCE FOOD AND BEVERAGE STORES
- DEPARTMENT STORE
- DRUG STORE
- ESSENTIAL SERVICES
- ESSENTIAL SERVICE FACILITIES
- EXCAVATION, water retention
- FOOD STORES - all Groups
- FUNERAL HOMES AND MORTUARIES - No cremation
- GOVERNMENT SERVICES
- HARDWARE STORE
- HEALTH CARE FACILITY - Group I11
- HOBBY, TOY, AND GAME SHOPS
- HOUSEHOLD/OFFICE FURNISHINGS - Group I and 11
- INSURANCE COMPANIES
- LAWN AND GARDEN SUPPLY STORE
- NOW-STORE RETAILERS
- OFFICE - MEDICAL
- PACKAGE STORES
- PAINT, GLASS AND WALLPAPER STORE
- PERSONAL SERVICES - all Groups
- PLACE OF WORSHIP
- PLANT NURSERY
- RECREATION, COMMERCIAL - Groups I and I1
- RENTAL ESTABLISHMENTS - Groups I and I1
- REPAIR SERVICES - Groups I
- RESTAURANTS
- SCHOOLS. COMMERCIAL
- SOCIAL SERVICES - Group I
- SPECIALTY RETAIL SHOPS - all Groups
- STUDIOS
- TEMPORARY USES
- USED MERCHANDISE STORES - Group I No Outdoor Display
- VARIETY STORE
- b. RESIDENTIAL USES
- DWELLINGS, Single Family residence
- DWELLINGS . Duplex
- DWELLINGS, Two Family attached
- DWELLINGS. Townhouse - existing only
- DWELLINGS, Multiple Family Building - existing only
- UNIT OF HIGH IMPACT - existing only
- 2. SPECIAL EXCEPTIONS
- DRIVE-THRU FACILITY - For any permitted use.
- ESSENTIAL SERVICE FACILITY - Group I1
- FOOD AND BEVERAGE SERVICE, Limited
- SELF-SERVICE FUEL PUMPS in conjunction with a permitted use

**Fantastic location on Bayshore Rd which is a main corridor from I75 to Cape Coral. Approximately ½ acre zone C1-A with many Commercial & Residential uses. High Traffic Counts and great visibility on Bayshore Rd. Addresses are 1402 Washington Drive & 1407 Lincoln Avenue fronting Bayshore Road. Seller prefers to sell both together however would entertain selling them separately at \$99,000 & ~~\$119,000 (\$218,000)~~ total. Survey's & Permitted use codes available upon request. <sup>\$100,000 (\$199,000)</sup> The area is surrounded by plenty of existing residential and commercial businesses. 300 feet of frontage on Bayshore Road. Make this location your next Restaurant, Garden Apartments, Offices, Retail, as well as many other uses. Great for an investor to build-lease and cash flow. Easy access to Highway 41 (Tamiami Trail), Interstate 75, Cape Coral, Fort Myers and surrounding areas. This is a growing area of Fort Myers.**