




1711 Wade Dr, Cape Coral, FL 33991

\$495,000

Wade Drive Lot 1.17 acres

1.17 acre Commercial Lot in Cape Coral

Broker/Agent of Record: Ashley Hum (License: BK3592242)



Denise Houghtaling

FL FL-CQ1067977, FL FL-BK263499

239-822-8015



Listing Added: Today
Listing Updated: Today

Details			
Asking Price	\$495,000	Property Type	Land
Subtype	Commercial	Lease Expiration	02/05/2025
Permitted Zoning	Commercial Corridor	Broker Co-Op	Yes

Marketing Description

This prime commercial lot in Florida presents a lucrative opportunity for business owners and investors seeking a strategic location to establish a thriving enterprise. With privacy and dirt road access, this lot is ideal for development, buy-and-hold investments, 1031 exchanges, or other commercial ventures. Its convenient location in a bustling area ensures a steady flow of potential customers and clients. Whether you're looking to expand your current business or start a new venture, this Florida commercial lot offers the perfect canvas for your entrepreneurial ambitions.

Please verify with zoning regarding permitted uses. In order to occupy the premises, proper developmental orders through the City of Cape Coral are required. Please inquire for more information.

Investment Highlights

Zoned Commercial 1.17 acre lot.

Parcel ID: [21-44-23-C2-00100.0300](#) ([21-44-23-C2-00100.0300](#))

CORAL RIDGE ESTATES UNREC

LOTS 30 + 31 OR 373 PG 62

1711 WADE DR

Elevation [13.47ft](#) ([13.47ft](#))

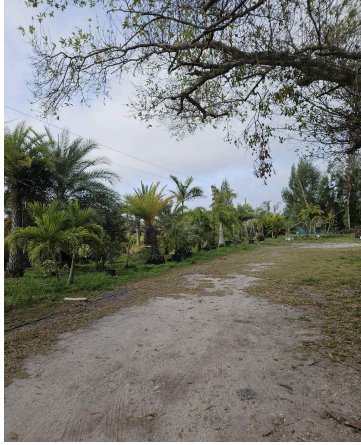
-Future Land Use is Pine Island Road District

Zoning Commercial Corridor

Location (1 Location)



Property Photos (5 photos)



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Business Sales,
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