

Cross Property Customer Financial Report w/Photos

Lot & Land Customer Financial Report



General Information ML# 225070947
List Price: \$370,000
MLS#: 225070947
Address: 902-918 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-C2-04486.0150
Lot: 15
Lot Type: Commercial Lot
Block/Bldg: 4486
Parcels: 5
Zoning: C
Legal Unit: 5
Potential Short Sale: No
Virtual Tour URL:
Land Use Code: 10-Vacant Commercial
Other PIDs: 22-44-23-C2-04486.0110; 22-44-23-C2-04486.0130; 22-44-23-C2-04486.0170; 22-44-23

Status: Active (09/12/25)
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 1.15± (with option 2.53) acre commercial site offers 400' (with option 880') of prime frontage, with rear alley access alley, along Skyline Boulevard, with 23,000 AADT for maximum visibility. Adjacent 1.35 acres corner lot is also available (see MLS 225079378). Zoned C (Commercial-City of Cape Coral) and Future Land Use CP (Commercial/Professional), this property is ideally suited for a variety of developments, including retail, medical, office, or mixed-use projects. Strategically located ½ mile south of SW Pine 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.

Approx. Lot Size: 400x125x400x125	Gas YN:	
Lot Size: 1.15 (acres) / 50,094 (sqft)	Gas Description:	Natural
Approx Sqft.Land:	Trees:	
Rear Exposure: W	Ground Cover:	
Elevation:	Land:	
Lot Desc.: 5 Plus Lots	Avail. Documents:	
Restrictions: None/Other	View:	None/Other
Utilities: Electric	Dock:	
Usage: Commercial	Boat/Dock Info:	
Road: Paved Road	Waterfront:	No
Sewer: Central	Waterfront Desc.:	None
Water: None	Gulf Access:	No
Subdivision Info:	Canal Width:	None

Financial/Transaction Information

Total Tax Bill: \$2,227	Spec Assessment:
Tax Year: 2024	Land Lease:
Tax Desc: City And County	Mandatory Club Fee:
HOA Fee:	Rec. Lease Fee: \$0
HOA Description:	
Master HOA Fee:	One Time Fees
Condo Fee:	Spec Assessment:
Transfer Fee: \$0	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 80 BLK 4486 LOTS 15 + 16
Listing Broker: NRT Commercial LLC



Map / location featuring property parcel outlined

Map of property location featuring property boundaries highlighted

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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