



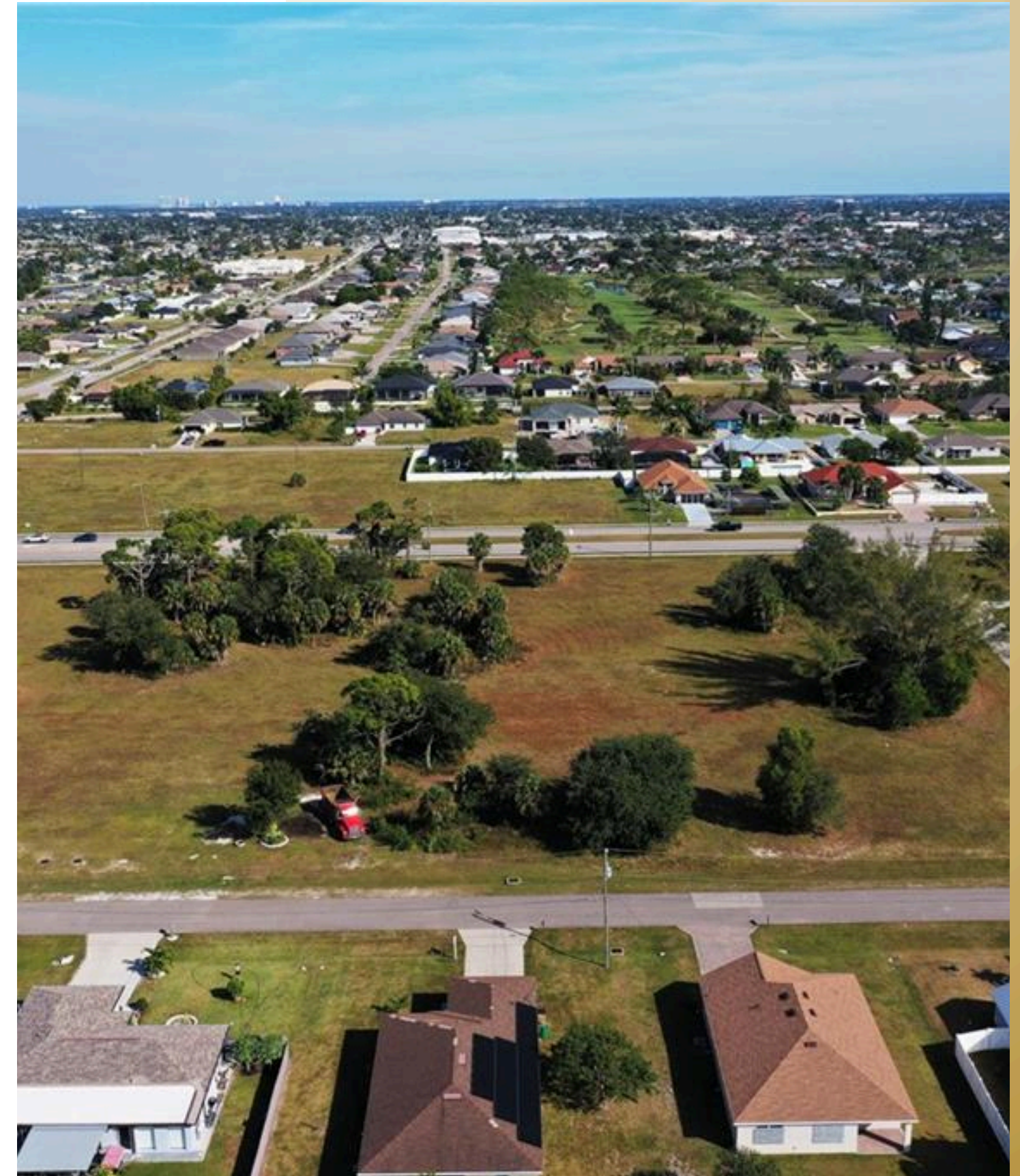
# INVESTMENT OPPORTUNITY IN THE HEART OF CAPE CORAL

1623 SW 16TH CT, CAPE CORAL, FL  
3399

**COMMERCIAL LOT FOR SALE**  
**\$115,000.00**

## **Invest in the commercial future of Cape Coral!**

Discover this excellent opportunity to acquire a large commercial lot in one of the fastest-growing areas in Southwest Florida. Located in the heart of Cape Coral, this approximately 20,000-square-foot lot is situated in a fully developed area with access to all utilities and surrounded by residences, established businesses, and high-traffic roads.



# General Characteristics

- Lot type: Commercial (Zoning C1-D)
- Land size: 0.46 acres / 19,994 sq ft
- Approximate dimensions: 160 ft x 125 ft
- Topography: Flat terrain
- View: Landscaped area

## Available services:

- Electricity
- Water (pending allocation)
- Sewerage (pending allocation)
- Cable
- Telephone
- Garbage collection
- Restrictions: None
- Facing a paved public street



# Financial Information

- 2024 Taxes: \$3,021.81
- Public service evaluation: Payment pending
- No HOA fees

Strategically located commercial lot in one of Cape Coral's fastest-growing areas. Ideal for investors or entrepreneurs looking to build a business with high appreciation potential.





## Legal Information:

- **Property ID (PID):** 28-44-23-C2-04818.0100
- **Land use:** Vacant Commercial

With a C1-D (General Commercial) zoning, this lot is ideal for building a wide range of commercial projects such as:

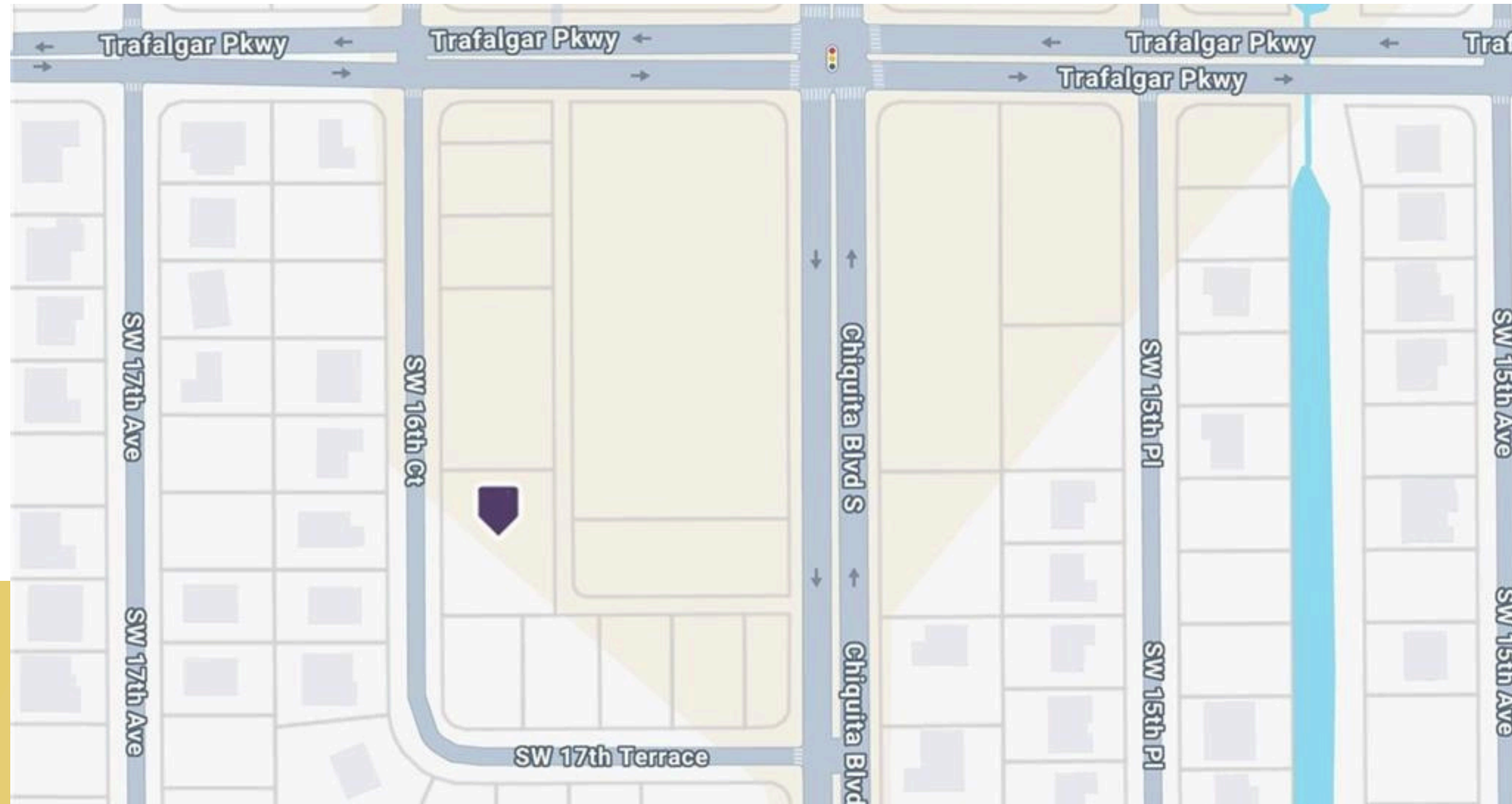
- Medical or professional offices
- Retail stores or convenience stores
- Restaurants, cafes or franchises
- Distribution centers or warehouses
- Parking lots, event halls, or academies

Thanks to its excellent visibility, easy access from main avenues, and location in a growing neighborhood, this property represents a unique opportunity to develop a business with great exposure and a high return on investment.



# 1623 SW 16TH CT, CAPE CORAL, FL 33991

## Location and Environment



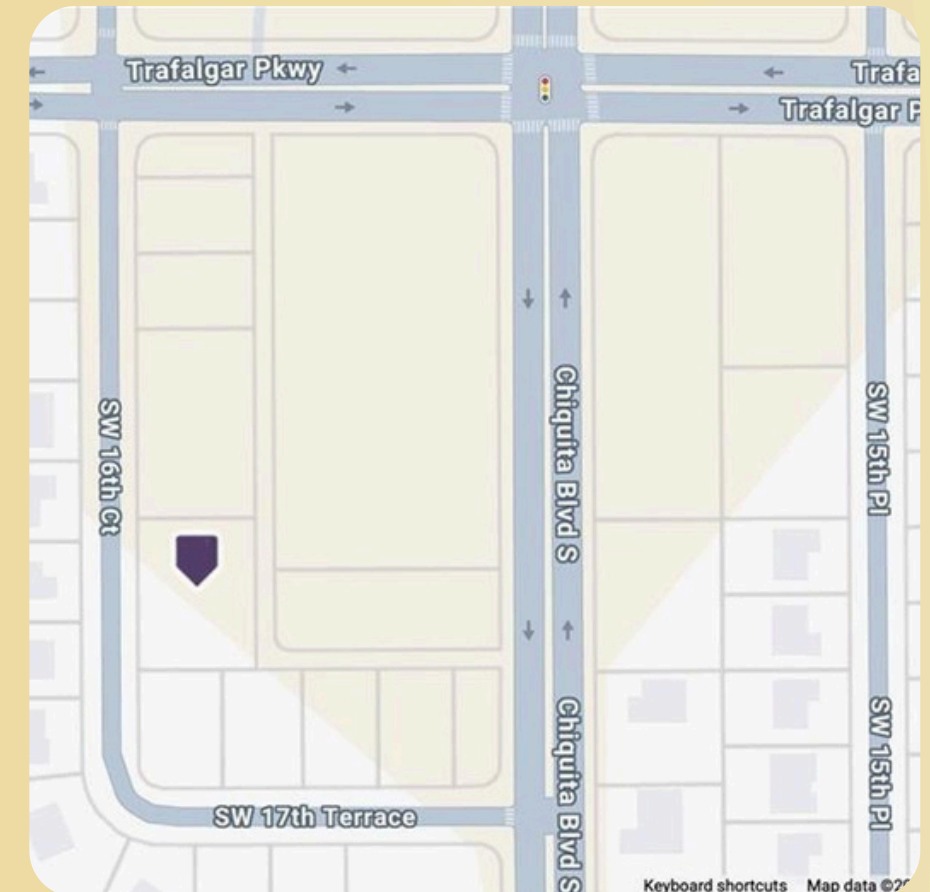
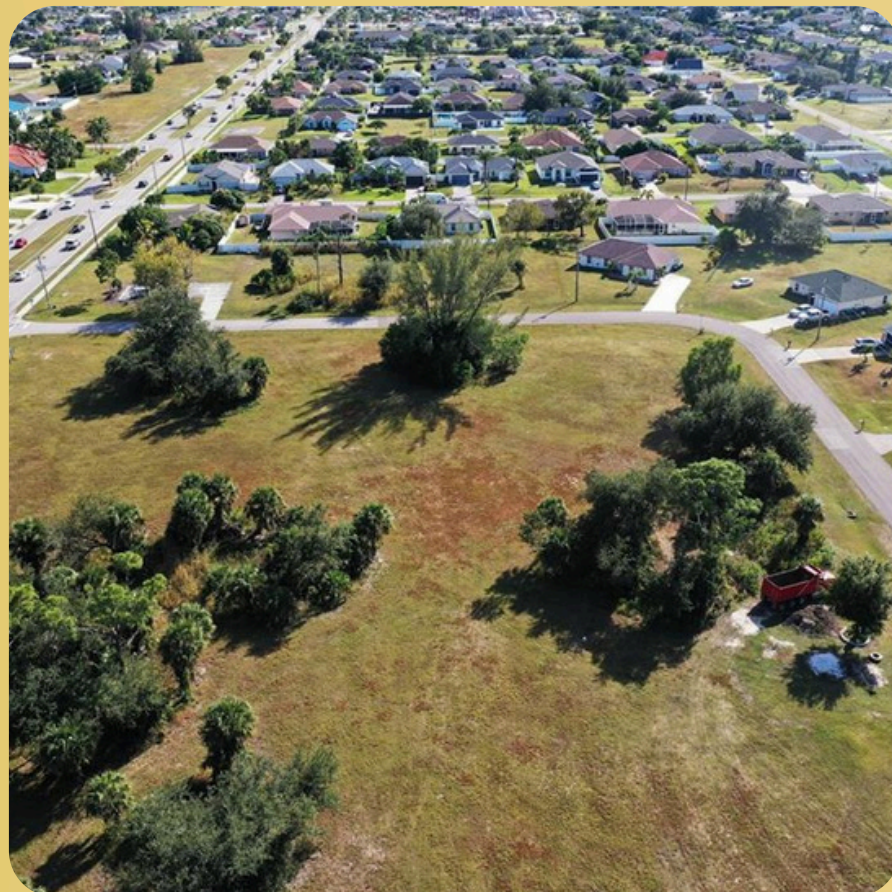
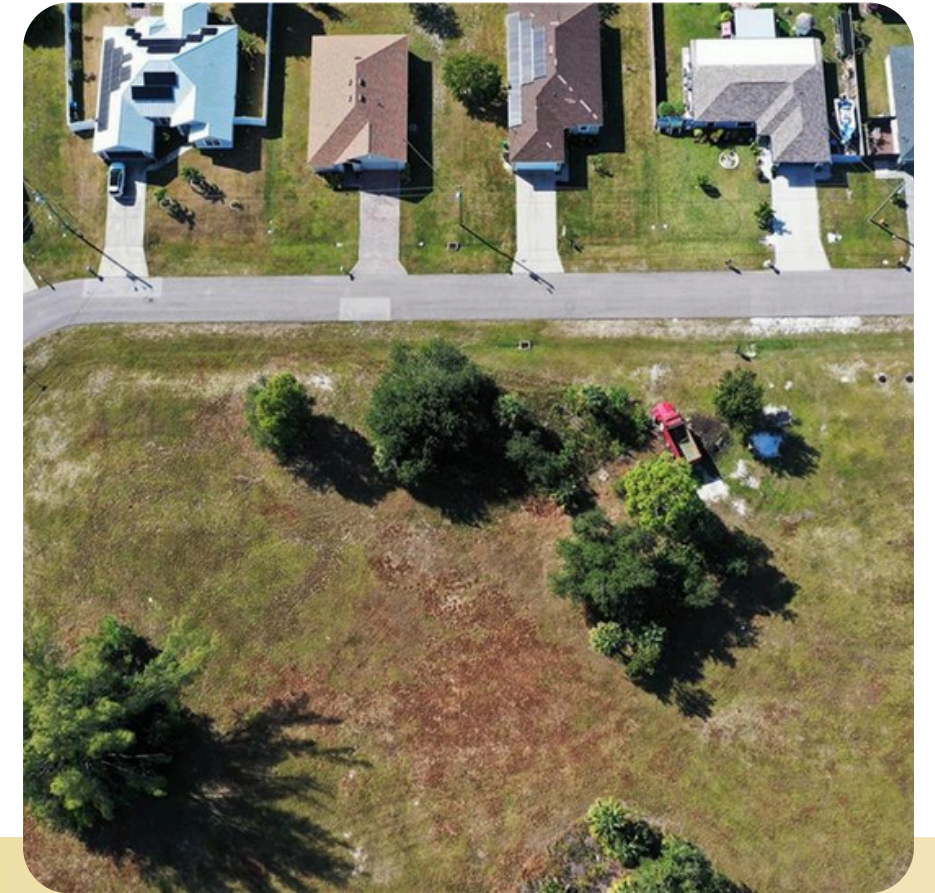
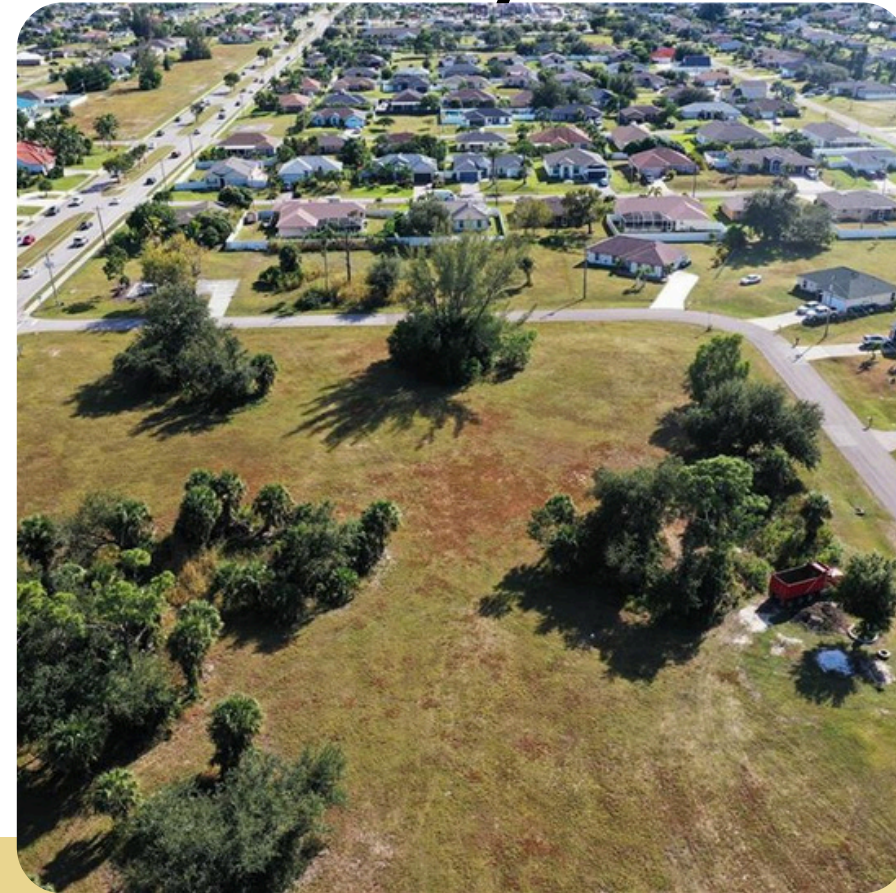
- **Zone:** Cape Coral - Unit 71
- **GEO Area:** CC24
- **County:** Lee, Florida
- **Nearby schools:** Lee County School District

### Access:

- North on Chiquita Blvd from Veterans Memorial Parkway
- West at SW 17th Ter
- On in SW 16th Ct
- **Close to:** Residential areas, shops, restaurants, main roads.



# Gallery





**"The ideal place for your next big project is waiting for you."**

Contact me today and secure this unique opportunity in Cape Coral.

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