



## **CAPE CORAL 1.38 ACRE VACANT SIGNALIZED CORNER SITE**

**ADDRESS:**        2804 SANTA BARBARA BLVD. CAPE CORAL, FL 33914

**LOCATION:**        CORNER OF SW 28<sup>TH</sup> ST. AND SANTA BARBARA BL.

**SITE SIZE:**        1.38 – ACRES (60,113 SF) or up to 1.68 acres possible

**ZONING:**            C

**PRICE:**            \$1,202,260.00 OR \$20.00 PSF

**COMMENTS:**

Rare find! This prime signalized vacant corner site in the Veterans/Santa Barbara central business hub of Cape Coral is a dual corner site with 341' of corner-to-corner Santa Barbara Blvd. frontage. The site features excellent visibility along with outstanding access. The site consists of 5 parcels including the lot at 109 SW 28<sup>TH</sup> Terrace which must be included in the sale. The corner-to-corner portion of the site contains 1.12 acres. The northern corner (SW 28<sup>TH</sup> Street) has an extra lot giving it a depth of 175'. The property has City water, sewer, and irrigation with all assessments paid in full. Different owners of the single lot will consider offers so a buyer could assemble a 1.68-acre site.

***JACK BRITTON, CCIM***

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**PROFESSIONAL REALTY CONSULTANTS**

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