

**Cross Property Customer Financial Report w/Photos**

**Lot & Land Customer Financial Report**



**General Information** ML# 225070947  
**List Price:** \$350,000  
**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:** \$350,000 T \$7.00/sf. 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.

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

**Financial/Transaction Information**

**Total Tax Bill:** \$2,227  
**Tax Year:** 2024  
**Tax Desc:** City And County  
**HOA Fee:**  
**HOA Description:**  
**Master HOA Fee:**  
**Condo Fee:**  
**Transfer Fee:** \$0

**Spec Assessment:**  
**Land Lease:**  
**Mandatory Club Fee:**  
**Rec. Lease Fee:** \$0

**One Time Fees**  
**Spec Assessment:**  
**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.**

The source of the foregoing property information is a database compilation of an organization that is a member of the Southwest Florida Multiple Listing Service. Each Southwest Florida Multiple Listing Service member organization owns the copyright rights in its respective proprietary database compilation, and reserves all such rights. Copyright © 2026. The foregoing information including, but not limited to, any information about the size or area of lots, structures, or living space, such as room dimensions, square footage calculations, or acreage is believed to be accurate, but is not warranted or guaranteed. This information should be independently verified before any person enters into a transaction based upon it.