
Downtown Commercial Lot

- .31± AC corner site in the heart of downtown
- Frontage on both streets plus alley access
- Located in South Cape District and Cape Coral CRA

Online Auction Starts: Nov. 4, 2024 at 9 am ET

Online Auction Ends: Nov. 13, 2024 at 12:30 pm ET

Location: www.Tranzon.com/DG1443F

Preview: Drive by anytime

Property Description:

- Zoning allows for wide variety of uses
- Major development nearing completion just two blocks south: The Cove at 47th (327± luxury apartments and 19k± sf comm retail)
- Diagonal on-street parking and large city parking lot across the street (site of Farmers Market)
- Nearby office also available: tranzon.com/dg1443e

Land Size:	.31± AC	Building Size:	N/A
Road Frontage:	SE 9th Pl, SE 46th Ln, and alley	Configuration:	N/A
Zoning:	South Cape District	Year Built:	N/A
Land Use:	Downtown Mixed	Assn:	N/A
County:	Lee	Water:	Central - Available
Tax:	\$2,418± (2023)	Sewer:	Central - Available
Tax ID:	07-45-24-C4-00355.0500		

Terms of Sale

Buyer's Premium:	10% buyer's premium will be added to the high bid to determine the contract price
Initial/Bid Deposit:	\$10,000.00 irrevocable ACH through Earnnest or wire transfer payable to Tranzon Driggers Escrow Account
Additional Deposit:	Balance of 10% deposit due via wire transfer to closing agent by 5 pm ET on Nov. 14, 2024
Title/Escrow Agent:	Old Republic National Title Insurance Company
Closing Date:	On or before December 13, 2024

You are urged to thoroughly inspect the property before the auction!

The information contained in this property overview is subject to inspection and verification by all parties relying on it. The Seller and their agents assume no liability for the accuracy, error or omissions. This listing may be withdrawn or modified without notice at any time. All square footage, lot size measurements and dimensions in this information are approximate. No warranties or guarantees are expressed or implied. The purchaser must rely on his/her own information, inspection, records and determination to bid.

The property is being sold "as is, where is" with "all faults."

Tranzon Driggers is acting as agent of the seller.

For additional information please call:

Justin McQuary

877-374-4437 or 352-369-1047

Tranzon Driggers, Lic. Real Estate Broker, agent for the seller, Jon K. Barber, Auction Lic. #AU4586 & AB3145
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