

# 351 E HICKPOCHEE AVE (STATE RD 80) | LaBelle, Florida 33935

MLS #: 224058644

SOUTHERN HERITAGE REAL ESTATE AND INVESTMENTS  
863-675-4500  
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Prime Location! With 185 feet of frontage on the bustling four-lane SR 80, the main road connecting Southwest Florida (The Ft. Myers / Cape Coral Metro areas) to Southeast Florida (The West Palm Beach / Ft. Lauderdale / Miami areas), this commercial highway frontage in downtown LaBelle is a rare gem. The LaBelle area is experiencing rapid growth, making this an ideal location for a variety of business opportunities such as restaurants, retail, and commercial ventures. The surrounding area is witnessing the development of several new residential projects, further enhancing the potential for businesses in this location. Situated between the thriving Port LaBelle area, which currently lacks retail and dining options, and the heart of LaBelle, this property offers a strategic position for businesses looking to capitalize on the area's growth. Don't miss out on this prime opportunity to establish your business in a high-traffic area with excellent visibility and access.

Greg Bone 863-835-0191



# \$725,000



- Corner Lot
- City Utilities Available
- State Rd 80 Corridor
- Downtown LaBelle Location
- Zoned Business/ Commercial



See the Virtual Tour! [www.tourfactory.com/3162325](http://www.tourfactory.com/3162325)

Equal Housing Opportunity | All Information Deemed Reliable but not Guaranteed