

618 SW 2ND TERRACE Cape Coral, FL 33991



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



FOR SALE:

\$1,535,500

Property Highlights

- Existing plans ready for permitting for multiple one-story seven-unit flex buildings
- Central Cape Coral location near Pine Island Rd & Nicholas Pkwy
- CC zoning allows a broad range of commercial uses
- Strong surrounding residential density
- Continued population growth in Cape Coral supports long-term demand
- Five parcel property, cannot be sold separately

LAND AREA ± 102,366 SF / 2.35 AC

PRICE/SF/AC \$15/SF / \$653,404/AC

PROPERTY TYPE Commercial Land

STRAP NUMBERS
14-44-23-C4-01938.0500
14-44-23-C4-01938.0440
14-44-23-C4-01938.0390
14-44-23-C4-01938.0370
14-44-23-C4-01938.0330

ZONING CC – Commercial Corridor

SUBMARKET Cape Coral

Better never settles

GRETCHEN SMITH
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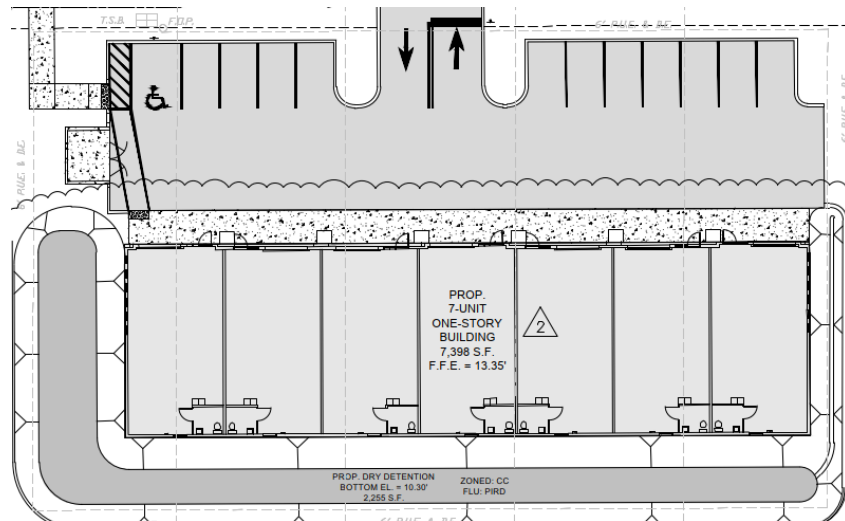


DEVELOPMENT OVERVIEW:

CONCEPTUAL PLANS HAVE BEEN PREPARED FOR A MULTI-PHASE FLEX WAREHOUSE PROJECT ON THE SITE. PHASE I ARCHITECTURAL PLANS ARE AVAILABLE AND CAN BE PROVIDED TO A PROSPECTIVE BUYER, OFFERING A STRONG FOUNDATION FOR FUTURE DEVELOPMENT. PLEASE NOTE, THE ORIGINAL BUILDING PERMIT FOR PHASE I HAS EXPIRED. WHILE THE EXISTING SITE PERMIT REMAINS IN PLACE AND MAY BE ELIGIBLE FOR EXTENSION, ANY NEW DEVELOPMENT WOULD REQUIRE RESUBMISSION AND APPROVAL FROM THE LOCAL BUILDING DEPARTMENT. THE ORIGINALLY ENVISIONED FULL BUILDOUT (PHASES I-III) CONTEMPLATED UP TO 27 TOTAL UNITS, PRESENTING SIGNIFICANT POTENTIAL FOR A BUYER TO REIMAGINE OR CONTINUE THE PROJECT.

Existing Plan:

One-Story Seven-Unit Warehouse



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