

# 5± Acre Industrial Site For Sale on Laredo Avenue Bank Owned



**LOCATION:** 8930 Laredo Avenue, Fort Myers, FL 33905

**STRAP #:** 16-44-25-00-00008.0150

**ZONING:** IL - Light Industrial

**FUTURE LAND USE:** Industrial Development (County)

**SIZE:** 5± Acres

**LAND DIMENSIONS:** 335' Front x 661' Depth

**UTILITIES:** 8' Main water line on west of property & 6' water line in front of property. County sewer nearby at Heiman Ave.

**PRICE:** \$222,000

**PROPERTY TAXES:** \$7,285.80 (2012)

**COMMENTS:** Property features 335± feet of frontage on Laredo Avenue and is located just West of I-75 in a rapidly growing industrial area. Main water line is located at the west of the property, as well as a 6± foot water line at the front of the property, County sewer is nearby. Zoned light industrial, ideal for fenced open storage, business services, warehouse, flex space, mini-storage and more. The County has planned four lane improvements for nearby Ortiz Avenue.

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