

## .26± Acre Corner Site in North Fort Myers



**LOCATION:** 4265 St. Clair Avenue W, North Fort Myers, FL 33903

**STRAP #:** 16-44-24-03-0030G.0J00

**ZONING:** C1A - Commercial & RS1 - Residential Single Family

**UTILITIES:** 12' Water Line and Gravity Main Sewer Nearby

**SIZE:** .26± Acre

**DIMENSIONS:** 50' Frontage x 229' Deep

**PRICE:** \$89,900.00

**COMMENTS:** Unique opportunity to purchase commercial property of a remarkably low price. Two blocks south of Hancock Bridge Parkway and surrounded by residential neighborhoods. Great location for deli, coffee house or golf shop.

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