

## .38± Acre Commercial Corner Pine Island Rd., Cape Coral, FL



**LOCATION:** Commerce Creek Blvd., Cape Coral, FL 33909

**STRAP:** 04-44-24-C1-00750.B000

**SIZE:** 0.38± Acres

**UTILITIES:** City of Cape Coral

**ZONING:** CPO - Commercial Park Overlay

**PRICE:** \$165,500

**COMMENTS:** 0.38± acre commercial corner with dual road frontage, located at the corner of Pine Island Rd and Commerce Creek Blvd. 148± feet of frontage on a four lane divided highway. This parcel is the gateway to The state-of-the-art Lee County VA Healthcare Center serves 1,000 veterans daily, and the 15-acre Army Reserve Center expected to draw 325 or more soldiers for weekend training. CPO zoning allows a variety of uses including medical office, retail and carry out/delivery/restaurant/coffee shop.

**CONTACT:** TOM WOODYARD  
**PHONE:** (239) 425-6011  
**E-MAIL:** [twoodyard@wa-cr.com](mailto:twoodyard@wa-cr.com)

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Brittany Professional Centre, 12670 New Brittany Blvd., Fort Myers, FL 33907 • P.O. Box 60151, Fort Myers, FL 33906

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(239) 425-6000 • (239) 425-6001 Fax • [www.WA-CR.com](http://www.WA-CR.com)

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