

2.23± Acres  
Business US 41 Frontage  
FOR SALE



**LOCATION:** 1701 N. Tamiami Trl., North Fort Myers, FL 33903

**STRAP #:** 02-44-24-04-00004.0000

**ZONING:** C-1 Commercial / RS-1 Residential  
Mixed Use Overlay

**UTILITIES:** County Water & Sewer

**SIZE:** 2.23± Acres

**TRAFFIC COUNTS:** 25,500 (AADT)

**PRICE:** \$599,999

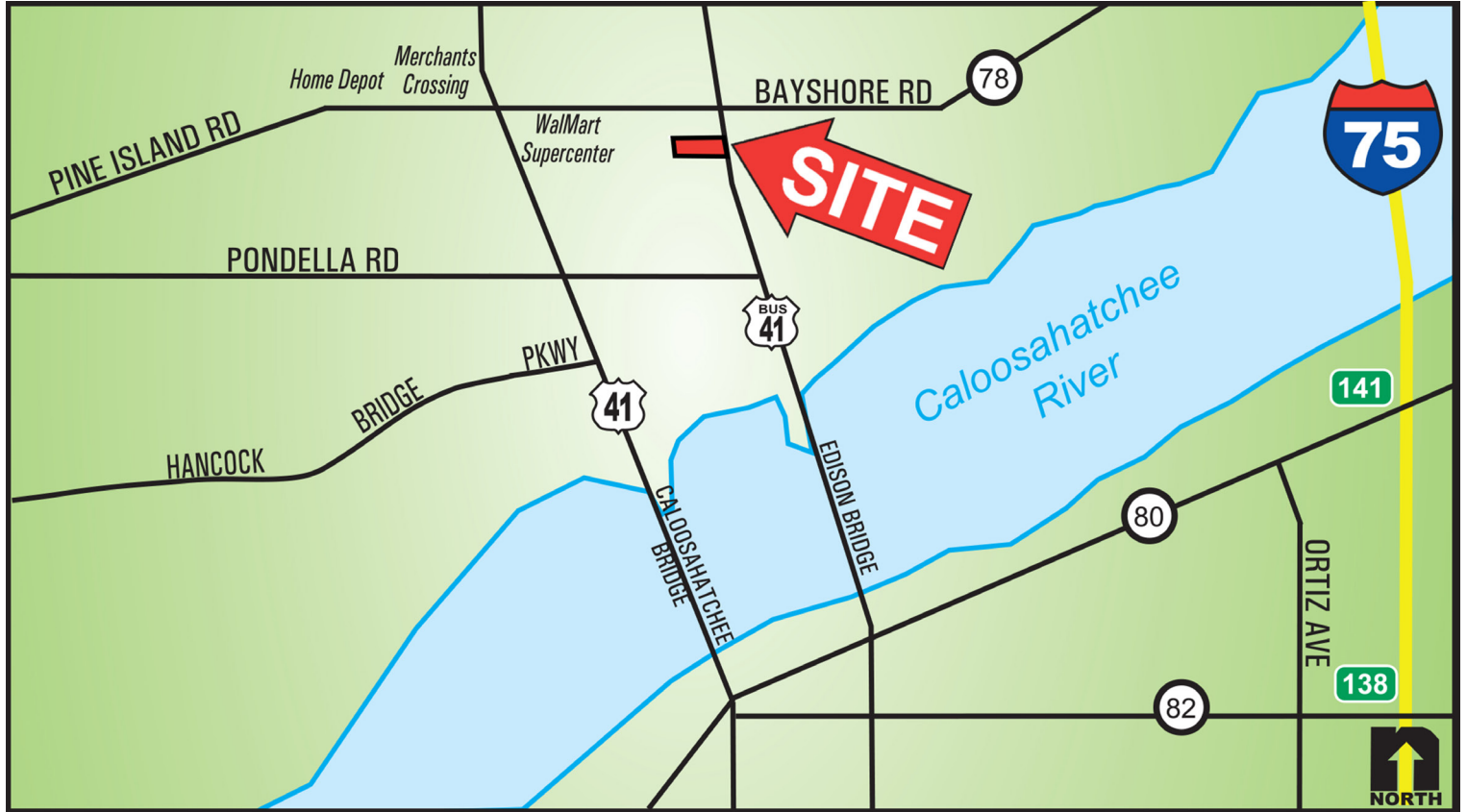
**REAL ESTATE TAXES:** \$830.69 (2022)

**COMMENTS:** High visibility location with 168'± frontage on Business 41 just south of Pine Island Rd. in North Fort Myers. Zoned C-1 Commercial in front and RS-1 Residential in back. Additional access in the back via easement to Vans Dr. cul-de-sac. Very desirable, high visibility parcel in Mixed Use Overlay. Approved for Commercial, Retail and Multi-family. Strong residential growth planned in all major corridors.

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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