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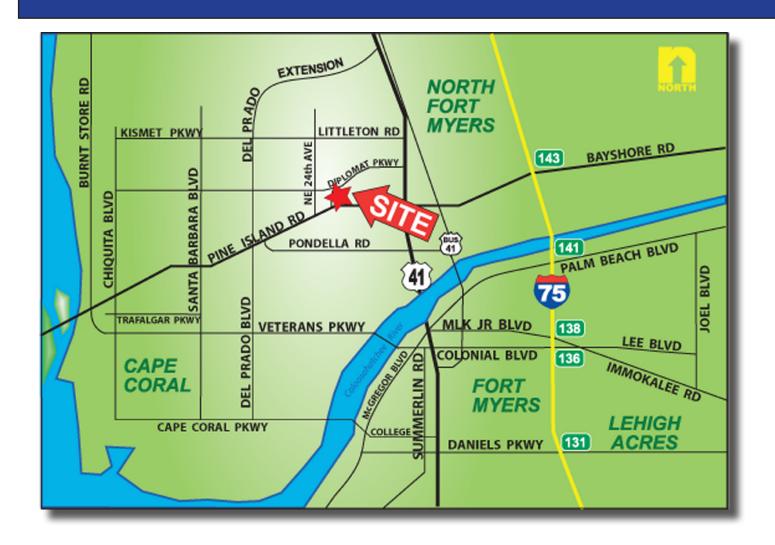
- LOCATION: Commerce Creek Blvd., Cape Coral, FL 33909
- **STRAP:** 04-44-24-C1-00750.B000
- **SIZE:**  $0.38 \pm \text{Acres}$
- UTILITIES: City of Cape Coral
- **ZONING:** CPO Commercial Park Overlay
- **PRICE:** \$165,500
- **COMMENTS:** 0.38± acre commercial corner with dual road frontage, located 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 WOODYARDPHONE:(239) 425-6011E-MAIL:twoodyard@wa-cr.com

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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