

# 1± Acre Corner Site on Ortiz Avenue



**LOCATION:** 851 Ortiz Avenue, Fort Myers, FL 33905

**STRAP #:** 09-44-25-00-00023.0000

**ZONING:** C1 - Commercial

**TRAFFIC COUNTS:** 9,200 (2004)

**SIZE:** .99± Acres or 43,400± Sq. Ft.

**DIMENSIONS:** 310' X 140'

**PRICE:** \$564,200.00

**REAL ESTATE TAXES:** \$2,997.50 (2005)

**COMMENTS:** Great corner site on Ortiz Avenue, a planned four-laned north/south roadway connecting State Road 80 (Palm Beach Boulevard) south to US 41 via Six Mile Cypress Parkway. C1 zoning allows a wide variety of uses including but not limited to: Office, Financial Institution, Automotive, Drive-thru, Drug Store and Pharmacy.

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