



## CPD ZONING POTENTIAL MULTI-FAMILY | ASSISTED LIVING SITE



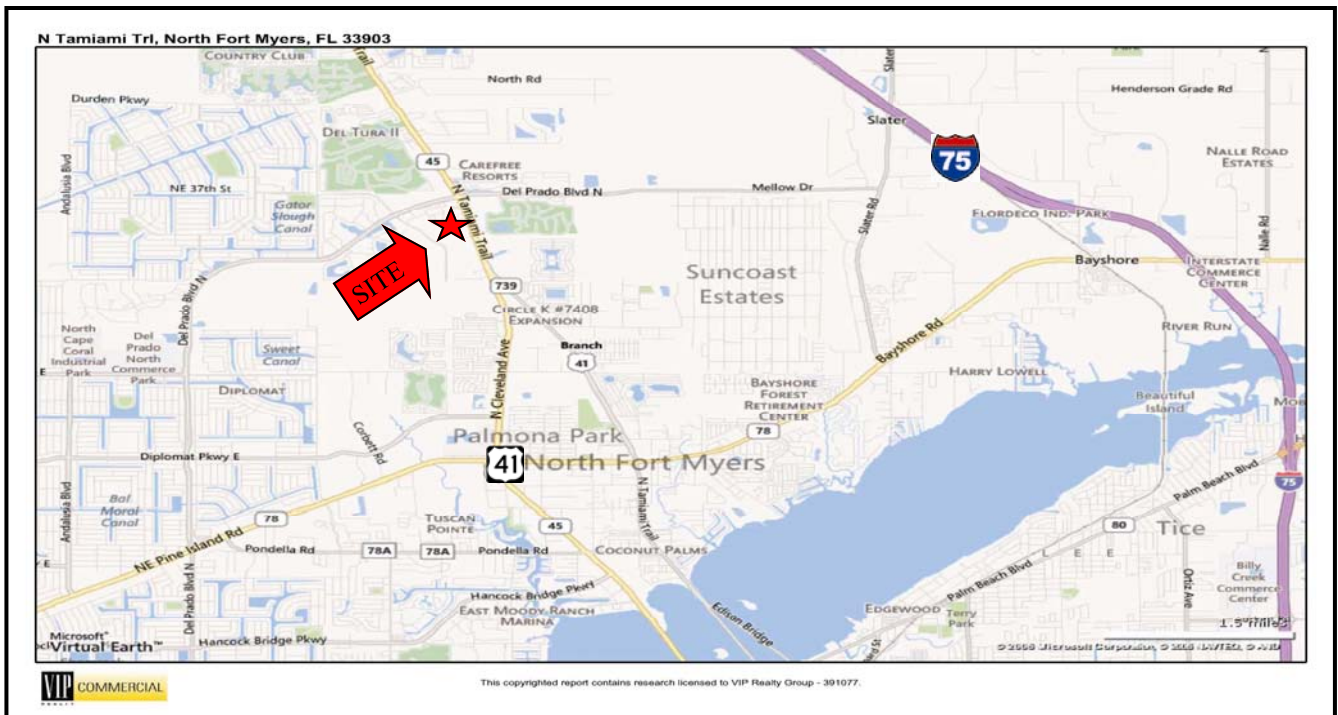
**\$2,750,000 (\$3.75 PSF)**

### PROPERTY DESCRIPTION

- Location: 17701 North Tamiami Trail, North Fort Myers, FL 33903
- S.T.R.A.P. # 22-43-24-01-00001.0160
- Zoning: CG (Commercial General) & IL (Light Industrial)
- Land Size: 16.77± Acres ( 730,554± SF)
  - 5.87± Acres CG (Commercial General)
  - 10.9± Acres IL (Light Industrial)
- Utilities: Water at Site, Sewer Available
- Frontage: 1,000± Feet
- This parcel, located on the west side of Tamiami Trail, south of Del Prado, is ideally located to complement the nearby Entrada Residential Development by D.R. Horton. In addition this area is growing with the development of Publix, Walgreens, 7-11 Gas Station & Convenience Store and a new storage facility.



**CPD ZONING | TOWN CENTER POTENTIAL  
MULTI-FAMILY | ALS | COMMERCIAL CENTER**



**VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907  
Phone 239.489.3303**