



COMMERCIAL

For More Information Contact:

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AVAILABLE | 19.36± ACRE VACANT COMMERCIAL SITE \$3.90 PSF | NORTH TAMiami TRAIL



\$3,289,722.19 (\$3.90 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: 19.36± Acres (843,518.51± SF)
 - 4.4± Acres CG (Commercial General)
 - 14.96± Acres IL (Light Industrial)
- Utilities: Water at Site, Sewer Available
- Frontage: 1,000± Feet

Comments: This parcel, located on the west side of Tamiami Trail, south of Del Prado, is ideally located to complement the nearby development of the new Publix and Walgreens at the SE Corner. North Fort Myers is rapidly recovering with new development on the north side of the Caloosahatchee River spurring new growth.

VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
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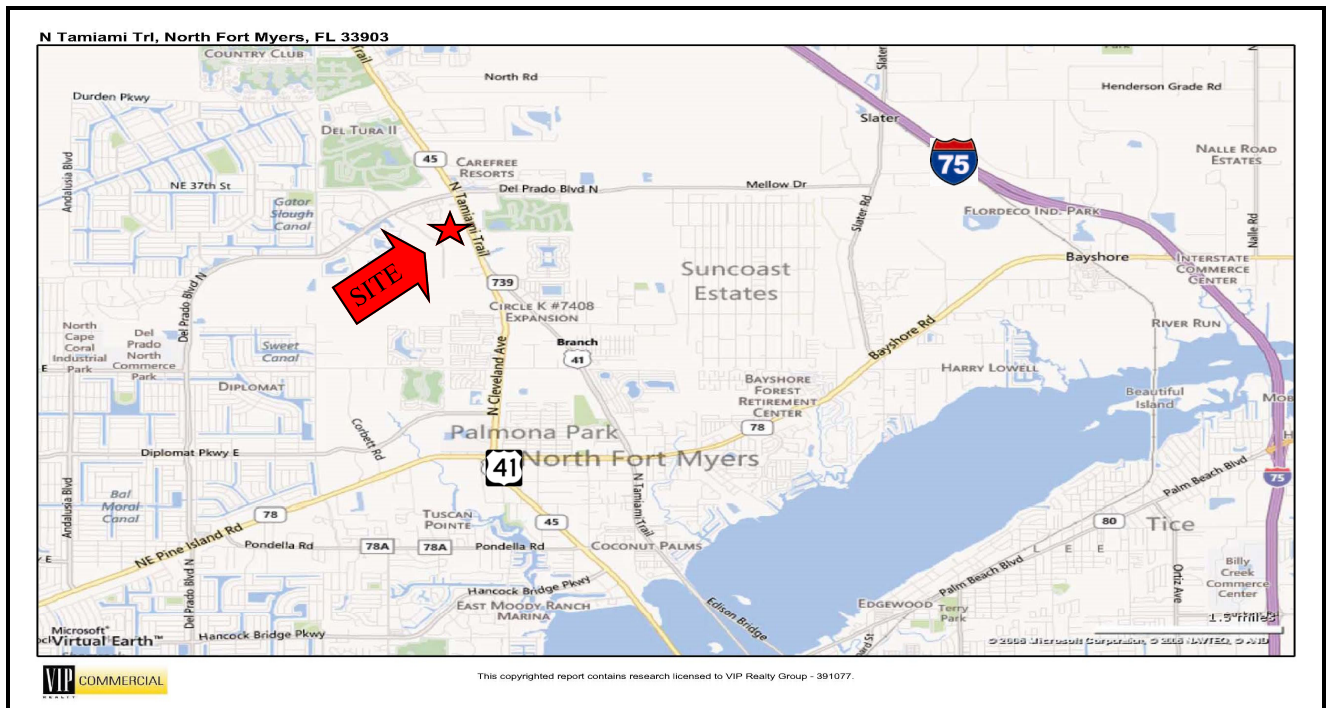
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