

Proposed Shopping Center

Walgreens

Publix

**SITE**

N. Tamiami Trail

Del Prado Blvd.

The Villages & Estates at Enclave

**ENTRADA  
NOW ON THE MARKET!**

**Price Reduced On 7.83± Acres (341,000± SF)**  
**\$1,099,888 (\$3.23 PSF)**

## GREAT OPPORTUNITY FOR INVESTOR/DEVELOPER!



**Email: JTatooles@viprealty.com**



All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.

# \$1,099,888 (\$3.23 PSF)



17501 North Tamiami Trail, North Fort Myers, FL 33903

S.T.R.A.P. # 22-43-24-01-00001.0290

Zoned C-2 (Commercial) & AG-2 (Agricultural)

Land Size 7.83± Acres (Approx. 341,000± SF)

Commercial Parcel \$3.23 PSF fronting US 41

Water at Site, Sewer Available

300± Feet Frontage



VIP Realty - Commercial  
13131 University Drive  
Fort Myers | Florida | 33907  
O 239.489.3303 | F 239.437.7277  
www.vipcommercial.com

For More Information Contact:  
Jim Tatooles, Advisor  
(239)489-3303 Ext 340  
Fax: (239)437-7507  
Email: JTatooles@viprealty.com

