



# COMMERCIAL

REALTY

For More Information Contact:

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## **.46+/- ACRE COMMERCIAL SITE AVAILABLE FOR SALE DR MARTIN LUTHER KING JR BLVD / SR 82**



### **PROPERTY DESCRIPTION**

- **Location:** 3024 Dr. Martin Luther King, Jr. Blvd.  
3026 Dr. Martin Luther King, Jr. Blvd.  
3003 Douglas Avenue  
Fort Myers, Florida 33916
- **S.T.R.A.P. #'s:** 19-44-25-P1-00204-0010; -0030; -0310
- **Land Size:** .46 ± Acres Combined (20,144± SF)
- **Zoning:** CI (Commercial Intensive) City of Fort Myers;

**Comments:** These three parcels are available for sale, cleared and ready for development. The total site is approximately .46± acres and is within the City of Fort Myers Dr. Martin Luther King Jr. Re-development Area Expansion. The CI (Commercial Intensive) zoning has many allowable uses including, but not limited to the following: Office or Medical Facility, Vehicle Repairs and Service, Restaurants, Retail Sales and Service, Place of Worship, or Day Care. The property has approximately 155' of frontage on Dr. Martin Luther King, Jr. Blvd. and is located at the southwest corner of Pauldo Street and approximately one mile east of Downtown Fort Myers. This portion of Dr. Martin Luther King, Jr. Blvd. is four-laned with a divided median and separate lanes for turning. Per the Florida DOT the 2021 traffic count was 37,500 Cars Per Day.

**PRICE REDUCED: \$215,000 (\$10.67 PSF)**

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

This is not intended to solicit property already listed. 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.



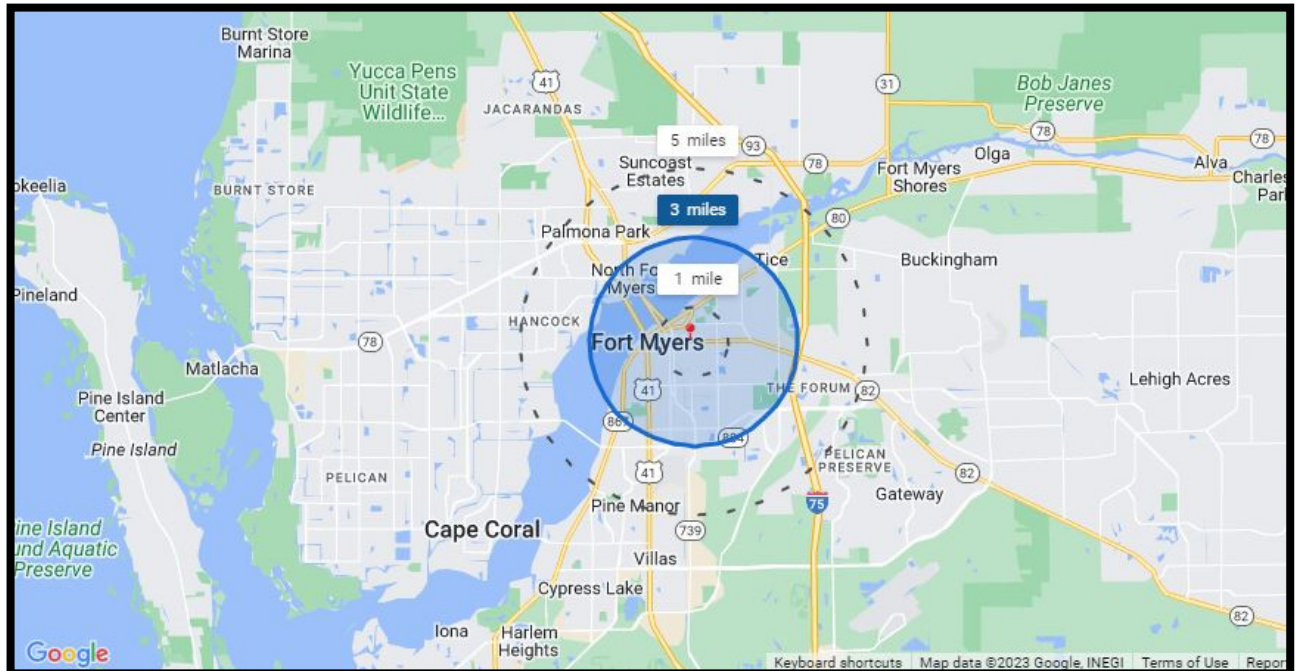
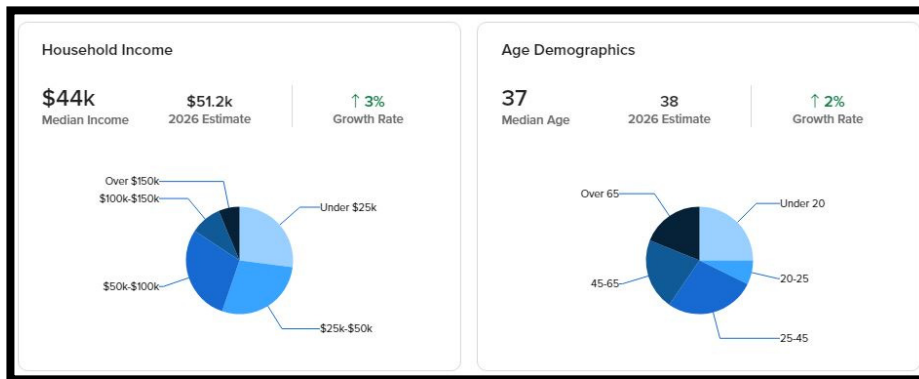
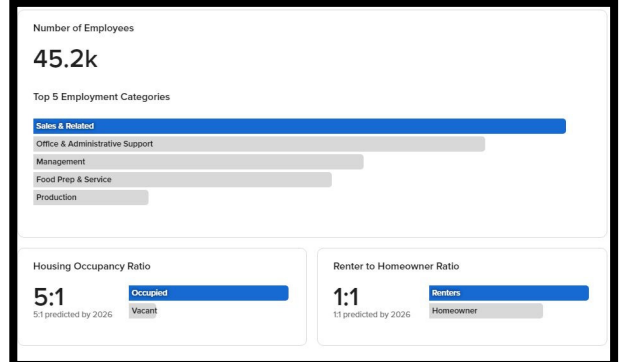
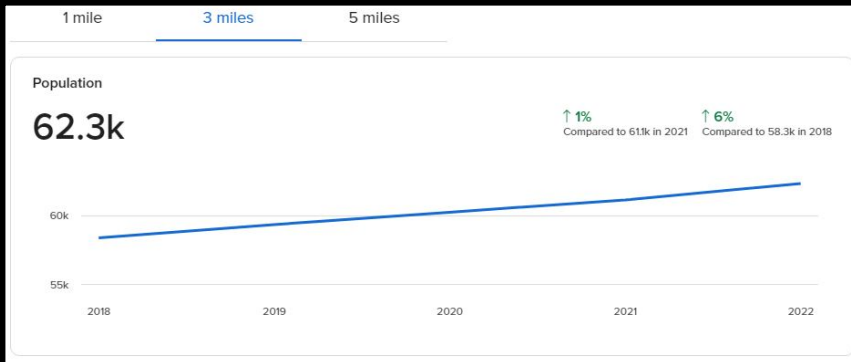
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