

RESIDENTIAL

2202 NE 22nd AVE

2202 NE 22nd Avenue, Cape Coral, Florida, 33909, United States

FGCMLS

Property Details

Type	**Residential**
MLS #	**2026003077**
View	**Canal, Water**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**CC31 - Cape Coral Unit 17,31-36,**
Subdivision	**CAPE CORAL**

Description

Build More, Buy Smart! Great opportunity in NE Cape Coral! This freshwater canal residential lot is being offered with 2 additional adjacent lots available, making it ideal for builders, investors, or buyers looking to secure multiple parcels in a growing area. Located at 2202 NE 22nd Ave, surrounded by newer construction and future development. Enjoy freshwater canal access for kayaking, fishing, and peaceful water views. Conveniently located near Pine Island Rd with nearby shopping, grocery stores, coffee shops, and a variety of dining options including breakfast cafés, casual eateries, Italian, and seafood—most within approximately 1 mile. Buy one or all three and maximize your investment potential. Don’t miss this chance to build now or hold for future appreciation.