
$295,000
COMMERCIAL
1101/1105/1109 Chiquita BLVD S
1101/1105/1109 Chiquita Boulevard, Cape Coral, Florida, 33991, United States
FGCMLS

Property Details

Type	**Commercial**
MLS #	**2025020876**
View	**Trees Woods**
Lot size	**0.69 acres**
Neighborhood	**CC23 - Cape Coral Unit 28,29,45,62,63,66,68**
Subdivision	**CAPE CORAL**

Description

THREE adjoining parcels at 1101 / 1105 / 1109 Chiquita Blvd S, totaling approximately 0.69 acres, located in a prime commercial corridor of Cape Coral. Zoned C (Commercial), allowing for immediate development of retail, office, medical, service, or mixed-use projects. The site is cleared and ready to build with CITY WATER ON SITE, PAID ASSESSMENTS, NO FLOOD ZONE and NO WILDLIFE constraints, reducing upfront development costs. Located one block south of Pine Island Rd (CR-78), the property offers strong frontage, excellent visibility, and high traffic exposure, with nearby segments of Chiquita Blvd seeing 20,000+ vehicles per day. One-sided street frontage and low-impact neighboring uses provide added stability and visibility. Potential exists for FUTURE CP (Commercial Professional) zoning, subject to City approval. Offered at $295,000 for all three parcels. SELLER FINANCING AVAILABLE - Please Inquire for Details