
$589,900
COMMERCIAL
1213 Chiquita BLVD S
1213 Chiquita Boulevard, Cape Coral, Florida, 33991, United States
SWFLAMLS

Property Details

Type	**Commercial**
MLS #	**224089947**
Lot size	**0.57 acres**
Neighborhood	**CC23 - Cape Coral Unit 28,29,45,62,63,66,68**
Subdivision	**CAPE CORAL**

Description

Prime commercial lot with over 200 feet of high-visibility frontage on Chiquita Blvd., just south of the rapidly expanding Pine Island Road commercial corridor. Zoned C – Commercial with a Commercial Professional (CP) future land use designation, this property offers outstanding flexibility for a wide range of high-demand business uses. Permitted options include professional and medical offices, retail, restaurants, assisted living, educational facilities, day care centers, and financial institutions — positioning this site as a versatile investment in one of Cape Coral’s fastest-growing areas. In addition to providing further value, the seller already has complete architectural plans for a two-story commercial building featuring reception, showroom space, offices, conference rooms, and storage, enabling a buyer to move quickly from acquisition to development, saving significant time and cost in the planning process. The site is not in a flood zone and is served by city water and sewer, providing essential infrastructure and peace of mind for future development. Whether you’re planning a community-focused business, professional services hub, or high-traffic retail destination, this property delivers the zoning, utilities, and development-ready plans to bring your project to life. Don’t miss this rare opportunity. Owner financing is available—competitive terms for qualified buyers.