

COMMERCIAL

3834 Chiquita BLVD S

3834 Chiquita Boulevard, Cape Coral, Florida, 33914, United States

Property Details

Type	**Commercial**
MLS #	**224031697**
View	**Partial Buildings**
Lot size	**0.8 acres**
Neighborhood	**CC22 - Cape Coral Unit 69,70,72-**
Subdivision	**CAPE CORAL**

Description

CLEARED COMMERCIAL LOT with C1-D Zoning in a high-growth area of SW Cape Coral. This 0.80-acre site offers excellent visibility on Chiquita Boulevard, just one block from Cape Coral Parkway, and next to Dolphin Express Car Wash, providing easy access to major roads, shopping, and dining. With approximately 160 feet of frontage and 250 feet of depth, the property is well-positioned for a variety of commercial uses, including retail, office, and service-based businesses (excluding multi-family). The lot is fully serviced with city water, sewer, and irrigation, and is located in the path of continued residential and commercial expansion. Whether you are looking to build now or invest for future growth, this is a strong opportunity in one of Cape Coral's fastest-developing corridors. Build Your Business Where Cape Coral Sees You!