

$350,000

COMMERCIAL

2536 N Tamiami TRL

2536 N Tamiami Trail, North Fort Myers, Florida, 33903, United States

Property Details

Type	**Commercial**
MLS #	**225054520**
Lot size	**1.22 acres**
Neighborhood	**FN07 - North Fort Myers Area**
Subdivision	**NORTH FORT MYERS**

Description

Build It, Lease It, Grow It – North Fort Myers Commercial Goldmine! No Wetlands | Not in Flood Zone | USDA Oldsmar Fine Soil Why This Lot? ZONING CC - COMMUNITY COMMERCIAL (SEE ATTACHED INFO FOR LEE COUNTY) DISTRICT HAS CONVENTIONAL USES - GO INTO LAND DEVELOPMENT CODE - LONG LIST OF USES SECTION 34-844. USE REGULATION FOR THE COMMERCIAL DISTRICTS. OPEN STORAGE IS PERMITTED BY RIGHT MEANING RV STORAGE IS PERMITTED. NEED LANDSCAPING/BUFFERING REQUIREMENTS - SECTION 10-424 REQUIREMENTS FOR SPECIFIC USES. PART OF THE COMMERCIAL CORRIDOR 33-1566 DESIGN CRITERIA - 33-1531 INCLUDES ALL NORTH FORT MYERS PLEASE FEEL FREE TO SCHEDULE AN INFORMAL APPNT WITH THE COUNTY. (Survey in docs) High visibility with approximately 33,000 vehicles passing by I-41 daily. With easy customer access Ideal for developers, business owners, and investors Surrounded by existing neighborhoods and commercial hubs This land is ready for development, and the zoning allows for a wide range of profitable uses. Whether you're launching a new business or expanding your portfolio, this lot checks all the boxes. All buyers are advised to conduct their due diligence to ensure the accuracy of the information. Due diligence report the owner had done on the property is available per request of interested parties.