
$30,000
RESIDENTIAL
1135 NE 36th LN
1135 NE 36th Lane, Cape Coral, Florida, 33909, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026045359**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.33 acres**
Neighborhood	**CC32 - Cape Coral Unit 84-88**
Subdivision	**CAPE CORAL**

Description

ONLY $30,000 FOR AN OVERSIZED 0.33-ACRE FRESHWATER CANAL LOT IN CAPE CORAL! Located in the growing Gator Circle area of Northeast Cape Coral, this residential parcel has just undergone extensive professional site preparation, including mowing the entire property and clearing substantial overgrowth along the freshwater canal, dramatically improving its appearance and showcasing the waterfront setting. Offering approximately one-third of an acre, the property features eastern rear exposure for beautiful Southwest Florida sunrises over the water. Positioned north of the Pine Island Road corridor with convenient access to Del Prado Boulevard, this location places you within reach of shopping, dining, schools, everyday conveniences, and major routes connecting Cape Coral to Fort Myers. Nearby schools include Island Coast High School, Diplomat Middle School, and Diplomat Elementary School. The revitalized Downtown Fort Myers River District is also within a convenient drive, offering waterfront dining, entertainment, and local attractions. Adding to the area's appeal is the planned $700 MILLION CAPE CORAL GROVE, a 131-acre mixed-use town center along Pine Island Road featuring proposed retail, restaurants, entertainment, residential development, and walkable public spaces. Surrounded by an area experiencing continued residential construction and commercial investment, this oversized freshwater canal property offers an opportunity to secure land in Northeast Cape Coral at an attractive $30,000 price point. **An affordable opportunity to own an oversized canal-front parcel in one of Southwest Florida's growing residential markets!** Buyer to verify permitted uses, buildability, setbacks, and development requirements with the City of Cape Coral.