
$224,900
1248
1252
1256
COMMERCIAL
1256 SW 4th ST
1256 SW 4th Street, Cape Coral, Florida, 33991, United States
FGCMLS

Property Details

Type	**Commercial**
MLS #	**2026043739**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**CC23 - Cape Coral Unit 28,29,45,62,63,66,68**
Subdivision	**CAPE CORAL COMMERCIAL CENTER**

Description

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY – EXCELLENT POTENTIAL FOR INDUSTRIAL FLEX SPACE, AUTOMOTIVE BUSINESSES, AND OFFICE/WAREHOUSE CONCEPTS! Discover the possibilities of this three-lot commercial assemblage located at 1248, 1252, and 1256 SW 4th Street in Southwest Cape Coral! Offering approximately 30,056 square feet of land and an impressive 240 feet of road frontage, this property presents an attractive opportunity for investors, developers, and business owners. Strategically positioned adjacent to Sherwin-Williams and just off the growing Pine Island Road corridor, the location provides convenient access to established businesses, shopping centers, and surrounding residential communities. Envision a modern industrial flex development featuring automotive garages with attached offices, contractor bays, workshops, or multi-tenant office/warehouse units. The property's generous dimensions offer flexibility for designing functional commercial spaces with overhead garage doors, private offices, and dedicated work or storage areas. Adding to its appeal, the property features canal frontage, creating a distinctive setting within Cape Coral's expanding commercial market. Whether you're considering an income-producing multi-tenant development or a customized facility for your own business operations, this location offers an opportunity to bring your commercial vision to life. THREE COMMERCIAL LOTS, 240 FEET OF ROAD FRONTAGE, AND EXCITING DEVELOPMENT POTENTIAL IN SOUTHWEST CAPE CORAL! All proposed uses are subject to zoning regulations, permitting, and approval by the City of Cape Coral. Buyer to independently verify property dimensions, permitted uses, utilities, assessments, flood zone designation, and development feasibility.