

COMMERCIAL

428-444 Andalusia BLVD

428-444 Andalusia Boulevard, Cape Coral, Florida, 33909, United States

Property Details

Type	**Commercial**
MLS #	**2026042941**
Lot size	**1.1 acres**
Neighborhood	**CC31 - Cape Coral Unit 17,31-36,**
Subdivision	**CAPE CORAL**

Description

Less than 400 feet from the signalized intersection of Andalusia Blvd. and Pine Island Rd. (SR 78) this 45,867.4 square foot commercial parcel (1.05 acres) has major visibility from the 55,000 +/- cars that travel along this busy corridor on a daily basis. Property is located within the Pine Island Road District and Zoned Commercial Corridor, the zoning permits numerous retail, medical and professional office options. Note: adjacent property to the west (15,000 sf) is available for purchase through another office, allowing a buyer the opportunity to have just over 60,000 sf (1.397 acres). Future Land Use: PIRD, Zoning: CC. Seller recently signed a short term land lease which is set to expire within the next 8 months.