
$50,000
RESIDENTIAL
3700 NW 45th ST
3700 NW 45th Street, Cape Coral, Florida, 33993, United States
FGCMLS

## Property Details

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|---|---|
| Type | **Residential** |
| MLS # | **2026037575** |
| View | **Canal, Water** |
| Waterfront | **Canal** |
| Lot size | **0.35 acres** |
| Neighborhood | **CC43 - Cape Coral Unit 58,59-61,76,** |
| Subdivision | **CAPE CORAL** |

## Description

Don’t miss this opportunity to own an oversized .35-acre triple lot on the Dewberry Canal in growing NW Cape Coral. With freshwater canal frontage, southern rear exposure and no HOA restrictions. Convenient access to both Southwest Florida International Airport and Punta Gorda Airport. Enjoy the Florida lifestyle with fishing, boating, kayaking and biking nearby, plus convenient access to public boat ramps, boat storage, golf courses, dining and retail. The location puts you close to Tropicana Park and Crystal Lake Park, as well as the planned Gulf Gateway Resort and Marina Village within the Seven Islands development, envisioned to bring waterfront dining, shopping, outdoor activities and amenities. The new Cape Coral Grove is also planned nearby, bringing additional dining, shopping and entertainment options to the NW. This property offers you plenty of possibilities for your next Florida home.