
$55,000
RESIDENTIAL
1246 NE 40th ST
1246 NE 40th Street, Cape Coral, Florida, 33909, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026037477**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**CC32 - Cape Coral Unit 84-88**
Subdivision	**CAPE CORAL**

Description

Imagine building your dream home along the peaceful freshwater waters of Gator Slough. This cleared waterfront lot is located in highly desirable North Cape Coral and offers a wonderful opportunity to enjoy a beautiful natural setting while still being conveniently close to everything Cape Coral has to offer. With desirable southern rear exposure, you can enjoy your waterfront setting while taking in the natural beauty that makes Southwest Florida so special. The canal offers opportunities for kayaking, boating, fishing, and enjoying the peaceful surroundings. Located in Flood Zone X, this property is surrounded by new construction and ongoing development, making North Cape Coral an exciting area to build and invest. Shopping, dining, entertainment, parks, and major roadways are all conveniently nearby. Looking for even more space? The adjacent lot is also available for purchase, creating a fantastic opportunity for a buyer who would like to own both lots and enjoy an even larger homesite or investment opportunity. Cleared, waterfront, freshwater, southern rear exposure, and ideally located in North Cape Coral, your dream home starts here.