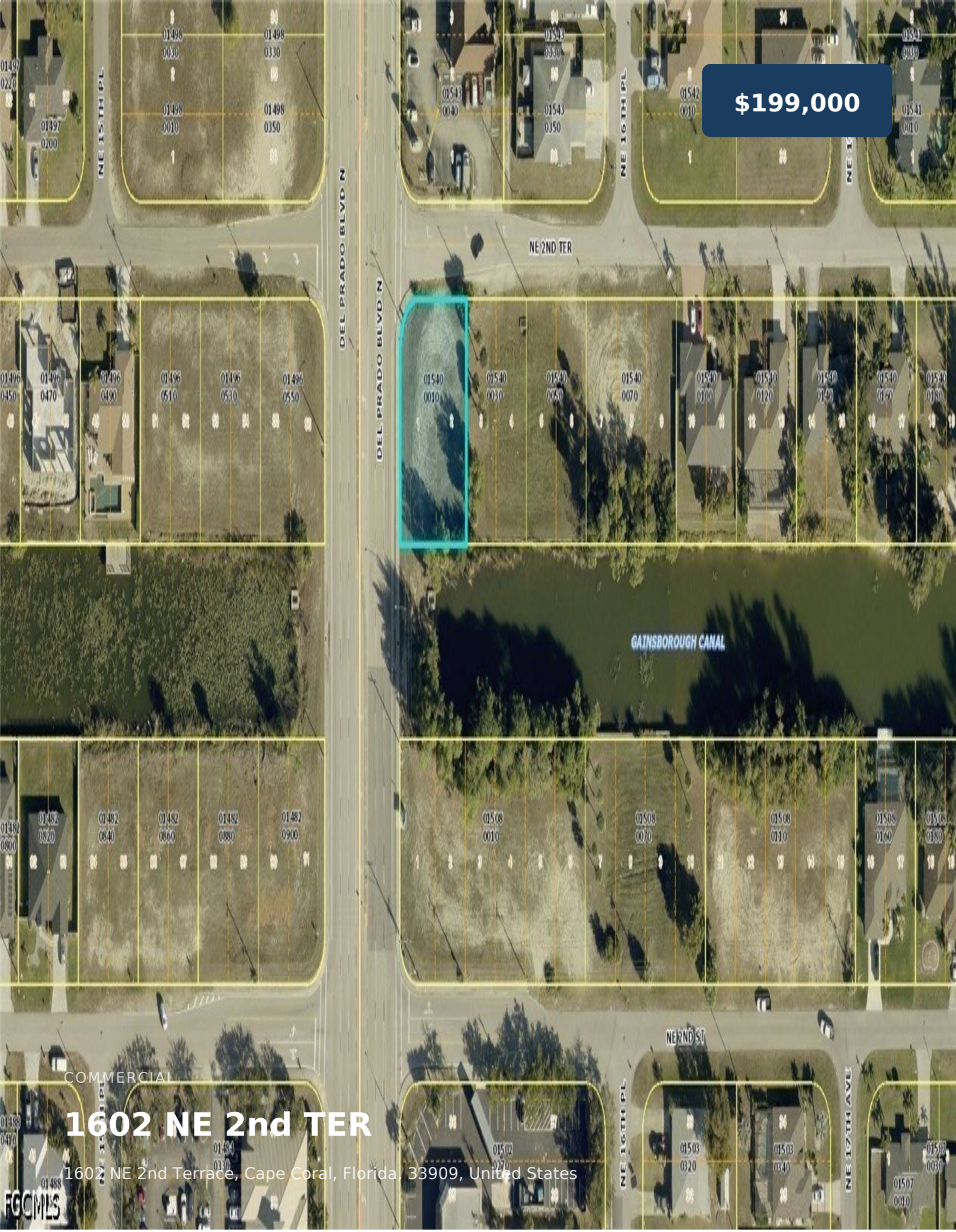


COMMERCIAL

1602 NE 2nd TER

1602 NE 2nd Terrace, Cape Coral, Florida, 33909, United States

Property Details

Type	**Commercial**
MLS #	**2026035075**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.25 acres**
Neighborhood	**CC31 - Cape Coral Unit 17,31-36,**
Subdivision	**CAPE CORAL**

Description

This oversized 10,895-square-foot freshwater lot offers an excellent commercial opportunity with approximately 125 feet of frontage along Del Prado Boulevard, a major commercial corridor, and 215 feet of total frontage. The property’s Future Land Use is designated Commercial Professional, providing potential for a variety of professional and commercial uses. As a freshwater lot, a traditional seawall is not required, and a littoral (shoreline) zone may be utilized, offering a huge saving to the builder. The large commercial 6 lot directly across the canal is also available from the same seller, creating an exceptional opportunity for buyers interested in acquiring both properties and maximizing their development potential. Seller financing is available, making this an attractive opportunity for investors, developers, or professional users seeking a well-located property with substantial frontage and future commercial potential.