

COMMERCIAL

3111 Del Prado BLVD S

3111 Del Prado Boulevard, Cape Coral, Florida, 33904, United States

FGCMLS

Property Details

Type	**Commercial**
MLS #	**2026034784**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.8 acres**
Neighborhood	**CC44 - Cape Coral**
Subdivision	**CAPE CORAL**

Description

Prime 0.80-acre commercial lot with 280 feet of road frontage on high-traffic Del Prado Boulevard S in Cape Coral (33904). Direct canal access and excellent visibility with approximately 40,500 vehicles passing daily make this an ideal site for a variety of commercial developments. Located in a dense Cape Coral in-fill submarket — perfect for retail, office, or mixed-use projects. Please verify utility/infrastructure status independently. Opportunities combining this level of frontage, traffic count, and water access are rare to the market — don't miss it.