

COMMERCIAL

Grenard CIR

Grenard Circle, North Port, Florida, 34288, United States

Property Details

Type	**Commercial**
MLS #	**2026034483**
View	**Canal, Water**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**OA01 - Out of Area**
Subdivision	**NORTH PORT**

Description

Great CANAL FRONT property in the heart of North Port’s burgeoning growth corridor, this premium 0.23-acre (10,000 sqf) lot represents a rare and versatile investment opportunity. This property has 80' of water frontage on a freshwater canal, measuring 80x125 Sq Ft. This property is in an "X" Flood Zone, meaning federal law does not require mortgage lenders to mandate flood insurance. Boasting highly coveted AC-10 (Activity Center) zoning, the property offers a flexible canvas for a visionary developer. This designation is primarily geared toward commercial and mixed-use projects, allowing for a dynamic blend of professional and residential spaces. The true potential of this site lies in its multi-story capabilities. Under current guidelines, a developer could create a three-story building featuring a commercial storefront or service-based business—such as a boutique "Dog Spa" or professional office—on the ground floor, with a modern duplex or residential units situated above. This "live-work" configuration maximizes the footprint while tapping into the high demand for integrated urban living in Southwest Florida. Development is made even more seamless as the property is notably not located in a Scrub Jay review area. While a well and septic system would be required, there is a public water line located nearby on Price. Strategically positioned for maximum connectivity and lifestyle, the lot is located just 5 miles from Interstate 75, offering effortless transit north toward Tampa and south toward Fort Myers. It is also just a short drive—approximately 6 miles—from US-41 and the Murdock area, home to the Port Charlotte Town Center and a wide array of dining and shopping options. Sports enthusiasts will appreciate being only 15 minutes from the Charlotte County Sports Park, the spring training home of the Tampa Bay Rays. When it's time to relax, you are perfectly situated between two of the Gulf Coast's finest destinations: the pristine shores of

Englewood Beach are just 30 minutes away, while the exclusive charm of Boca Grande can be reached in approximately 40 minutes. Secure your stake in North Port's future and submit your proposal today to claim this prime corner location!
