

COMMERCIAL

203 Del Prado BLVD N

203 Del Prado Boulevard, Cape Coral, Florida, 33909, United States

Property Details

Type	**Commercial**
MLS #	**2026034070**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.71 acres**
Neighborhood	**CC31 - Cape Coral Unit 17,31-36,**
Subdivision	**CAPE CORAL**

Description

Prime commercial opportunity on a highly visible main road! This spacious 0.71-acre commercial property offers excellent exposure and accessibility, with a bus stop conveniently located nearby. Situated along a freshwater canal, the property provides a unique waterfront setting. Water and sewer are already in place and paid, helping make this site ready for your next commercial venture. A great opportunity for investors, business owners, or developers seeking a well-located property with valuable infrastructure already available. If your business needs a little extra land, the property directly across the canal adjacent to Del Prado is also for sale by the same owner. The property is located within IRS designated Opportunity Zone, Lee County, Florida Census Tract 103.02. The property also meets the requirements of the Florida Live Local Act, allowing for 125 work force housing units per acre.