

$2,000,000

ACREAGE

11405 Longfellow LN

11405 Longfellow Lane, Bonita Springs, Florida, 34135, United States

Property Details

Type	**Acreage**
MLS #	**226021995**
View	**Pond, Trees Woods**
Lot size	**4.82 acres**
Neighborhood	**BN10 - East of Old 41 South of S**
Subdivision	**BONITA FARMS**

Description

Outstanding ALF/Memory Care site in Bonita Springs, next door to Hope Hospice and across the street from American House ILF/ALF/CCF. The property is 5 miles from NCH Bonita Springs ER, 6 miles from Lee Health Coconut Point Hospital, 7.5 miles from NCH North Hospital, and 11 miles from Physicians Regional Hospital. Ideally located 2 miles west of I-75 and 2 miles east of US 41, the property is central to all of Bonita Springs while still tucked away. It is less than a mile from Old 41 and downtown Bonita’s parks, river access, restaurants, and entertainment. Downtown Fort Myers and Old Naples are both less than an hour away. The site is mostly cleared and includes an existing single-family residence and a man-made lake. An environmental study shows no wetlands or endangered species on site. City water and sewer service are on site, along with underground electric service and paved road access. Natural gas is available on the south side of Longfellow Lane. Multiple uses are permitted as-is, including animal clinics, kennels, ALF, churches, adult/child daycare, commercial/private stables, single-family residence, guesthouse, accessory structures, and more. The property abuts the Hope Hospice campus to the east, a quasi-commercial healthcare use. To the south is American House, an assisted/independent/congregate-care living facility. To the north is a church, and to the west is a large-lot single-family residence zoned RS-1. All surveys, studies, and consultant reports are available to the contract purchaser.