

COMMERCIAL

523 SW 3rd TER

523 SW 3rd Terrace, Cape Coral, Florida, 33991, United States

FGCMLS

Property Details

Type	**Commercial**
MLS #	**2026026902**
View	**City**
Lot size	**0.36 acres**
Neighborhood	**CC23 - Cape Coral Unit 28,29,45,62,63,66,68**
Subdivision	**CAPE CORAL**

Description

Exceptional Commercial Professional (CP) development opportunity in one of Cape Coral's fastest-growing commercial districts. This 15,725± square foot (0.36-acre) oversized triple lot offers approximately 133 feet of frontage along SW 3rd Terrace, providing outstanding visibility and flexibility for site design. Ideally located approximately three blocks south of the Pine Island Road and Nicholas Parkway commercial corridor, the property is surrounded by established businesses, restaurants, healthcare providers, fitness centers, banks, and national retailers, creating excellent convenience for customers and employees alike. Zoned Commercial Professional (CP), the property is well suited for medical and dental offices, attorneys, accountants, insurance agencies, financial services, title companies, engineering and architectural firms, consulting businesses, real estate offices, and other professional office uses, subject to City of Cape Coral approval. Central water, sewer, electric, cable, telephone, and irrigation are available, with all utility assessments paid in full. Located in Flood Zone X, this site offers additional appeal for future development. The adjoining commercial parcel is also available, creating a unique opportunity for assemblage and expanded development. Whether you're an owner-user, investor, or developer, this property presents an outstanding opportunity to establish or expand your business in one of Cape Coral's most active commercial corridors. Buyer to verify all zoning, permitted uses, and development requirements with the City of Cape Coral.