

$950,000

COMMERCIAL

3731 SE 15th PL

3731 SE 15th Place, Cape Coral, Florida, 33904, United States

Property Details

Type	**Commercial**
MLS #	**2026024881**
View	**City**
Lot size	**1.03 acres**
Neighborhood	**CC12 - Cape Coral Unit 7-15**
Subdivision	**CAPE CORAL**

Description

Located in the thriving South Cape Coral area. Entitled land with approved plans for a mixed-use development featuring workforce housing apartments and commercial space. This property is zoned C1 (confirm zoning for your uses). The project includes 70 workforce housing apartments and 8,300 square feet of versatile commercial space in a six story building. This property offers excellent access to public transportation, major highways, and local amenities, making it an attractive location for residents and commercial tenants. Deed-restricted under the Live Local Bill, requiring 40% of units to be rented to tenants earning less than 120% of the area median income (AMI). As of April 2024, Cape Coral's AMI is $88,800. Buyers have options: 1) Acquire the entitled lot and building plans to build under their own contractor and financing; 2) Use Curran Young and the current construction estimate we have. 60,837 sf x $180/sf = $10.95M. Specifications, features, and availability may be modified prior to contract with Curran Young. Property is currently undeveloped and not subject to any lease or rental agreements. Buyer is responsible for securing any future tenants or rental arrangements.