

RESIDENTIAL

3247 54th AVENUE

3247 54th Avenue, Naples, Florida, 34120, United States

Property Details

Type	**Residential**
MLS #	**226014614**
Lot size	**2.27 acres**
Neighborhood	**NA43 - GGE 22,36,38-47,59-65**
Subdivision	**GOLDEN GATE ESTATES**

Description

Cleared and prepped lot with silt fence already in place, helping define the potential building area. A great opportunity for buyers looking to move forward with construction. Buyer to verify all permits, site conditions, and building feasibility. Prime lot in Naples with major development steps already completed. Mitigation credits have been fully paid by the seller — representing a significant cost and time savings for the buyer. A previous permit for a single-family home (3 bed / 2 bath) was issued and construction initiated, including inspections; the permit is currently expired and may be reactivated by the buyer through Collier County. Excellent opportunity for builders or investors looking to streamline the development process. Buyer to conduct all due diligence.