

$1,990,000

COMMERCIAL

1725, 1727, 1729 Cape Coral PKWY E

1725, 1727, 1729 Cape Coral Parkway, Cape Coral, Florida, 33904, United States

FGCMLS

Property Details

Type	**Commercial**
MLS #	**2026016351**
View	**City**
Lot size	**0.35 acres**
Neighborhood	**CC12 - Cape Coral Unit 7-15**
Subdivision	**CAPE CORAL**

Description

PRIME SOUTH CAPE DEVELOPMENT OPPORTUNITY – THREE ASSEMBLED COMMERCIAL PARCELS Outstanding redevelopment opportunity at 1725, 1727 and 1729 Cape Coral Parkway East, prominently positioned along one of Cape Coral's principal commercial corridors near Del Prado Boulevard. The offering consists of three contiguous parcels totaling approximately 0.3525 acres (15,355 SF), with South Cape (SC) zoning and a Downtown Mixed (DM) Future Land Use designation. Located in the South Cape commercial district, the property benefits from prominent roadway frontage, excellent visibility and convenient connectivity to Fort Myers via the Cape Coral Bridge corridor. The zoning framework offers potential for a variety of commercial and mixed-use redevelopment concepts, including retail, professional offices, service-oriented businesses and potentially residential components, subject to applicable zoning regulations and development approvals. The easternmost parcel adjoins SE 17th Place, allowing prospective purchasers to evaluate potential alternative access configurations. All vehicular access arrangements are subject to review and approval by the responsible authorities. The property is situated along the planned Cape Coral Bridge improvement corridor, where future roadway and infrastructure enhancements may create additional opportunities for long-term redevelopment. PROPERTY HIGHLIGHTS - Three contiguous commercial parcels offered together - Approximately 15,355 SF (0.3525 acres) - Prime Cape Coral Parkway East frontage - South Cape (SC) zoning - Downtown Mixed (DM) Future Land Use - Commercial and mixed-use redevelopment potential - Eastern boundary adjoining SE 17th Place - Asking Price: $1,990,000 Property dimensions, permitted uses, development potential and access arrangements are subject to independent verification and applicable governmental approvals.