
$499,400
COMMERCIAL
804 Gleason Pkwy
804 Gleason Pkwy, Cape Coral, Florida, 33914, United States

Property Details

Type	**Commercial**
MLS #	**2026011371**
Lot size	**1.13 acres**
Neighborhood	**CC23 - Cape Coral Unit 28,29,45,62,63,66,68**
Subdivision	**CAPE CORAL**

Description

Flood Zone X. FOR DETAILS. THIS PARCEL WILL SELL NEXT. Positioned on a 1.127-acre parcel comprising nine lots, this exceptional property offers 154 feet of frontage on Gleason Parkway and 217 feet along Skyline Boulevard, providing excellent visibility and accessibility. Zoned R-3 Multi-Family, the site allows for up to 16 multi-family units per acre, presenting a prime opportunity for residential development. The flexible zoning also supports alternative uses such as a daycare, place of worship, and other permitted community-oriented facilities. Ideally located just minutes from Veterans Parkway and Cape Coral Parkway, the property features a wide variety of restaurants, shopping, and entertainment nearby, making it a highly desirable location for future development or investment. PLEASE see attached supplements of SITE PLANS and ARCHITECT DRAWINGS. Please see attachment for small utility ASSESSMENT PAYOFF. RML (Residential Multi-Family Low) zoning in Cape Coral is designed to accommodate multi-family housing while ensuring a transition to single-family neighborhoods, protecting their integrity. This zoning district allows for higher density residential development and is typically established where city water and sewer services are available.