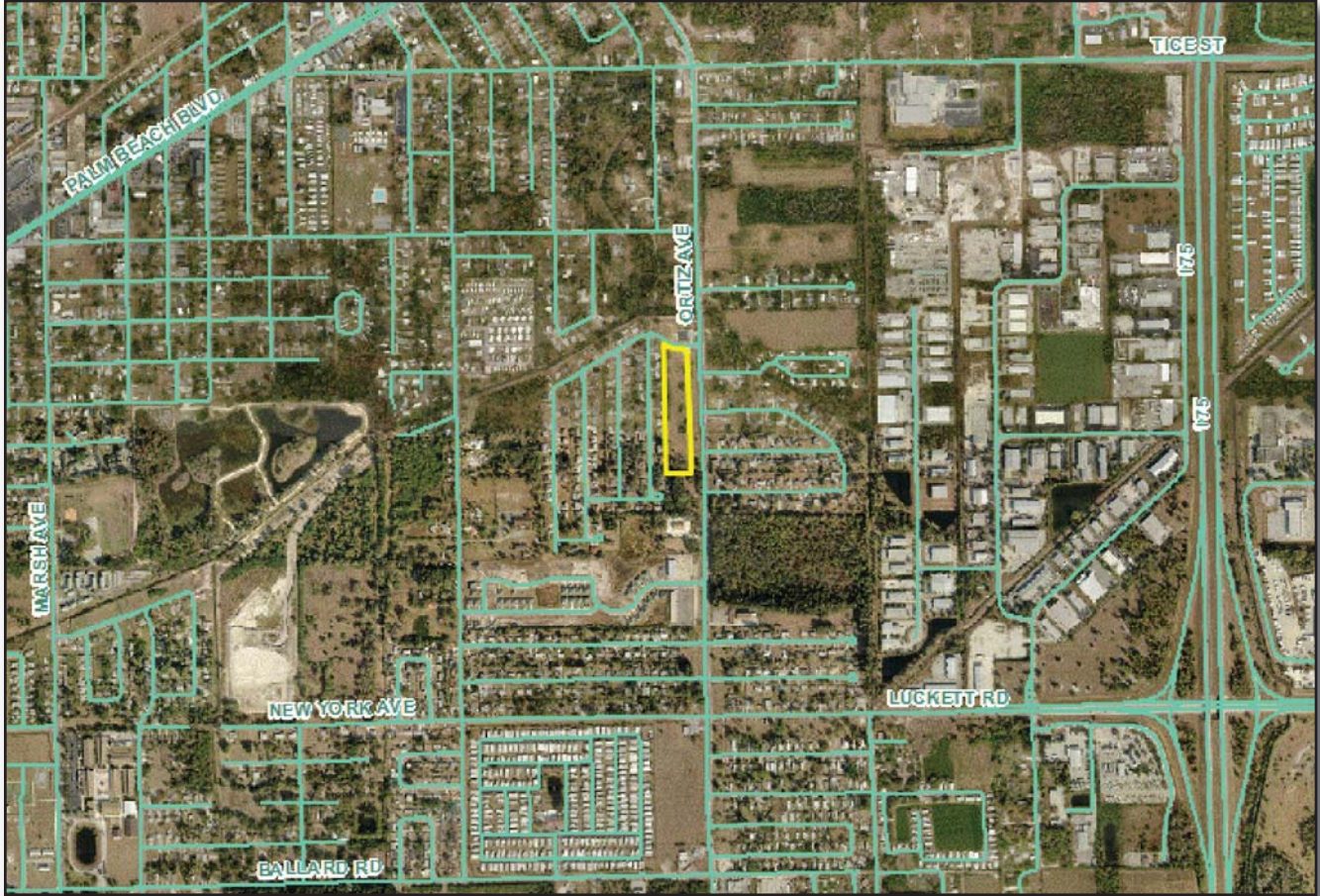


4.64± AC Commercial Corner
FOR SALE
Ortiz Ave, Ft. Myers FL



LOCATION: 826 Ortiz Avenue, Fort Myers, FL 33905

STRAP #: 09-44-25-P3-00200.B000

ZONING: CG - Commercial General

UTILITIES: City Water/Sewer

SIZE: 4.64± Acres

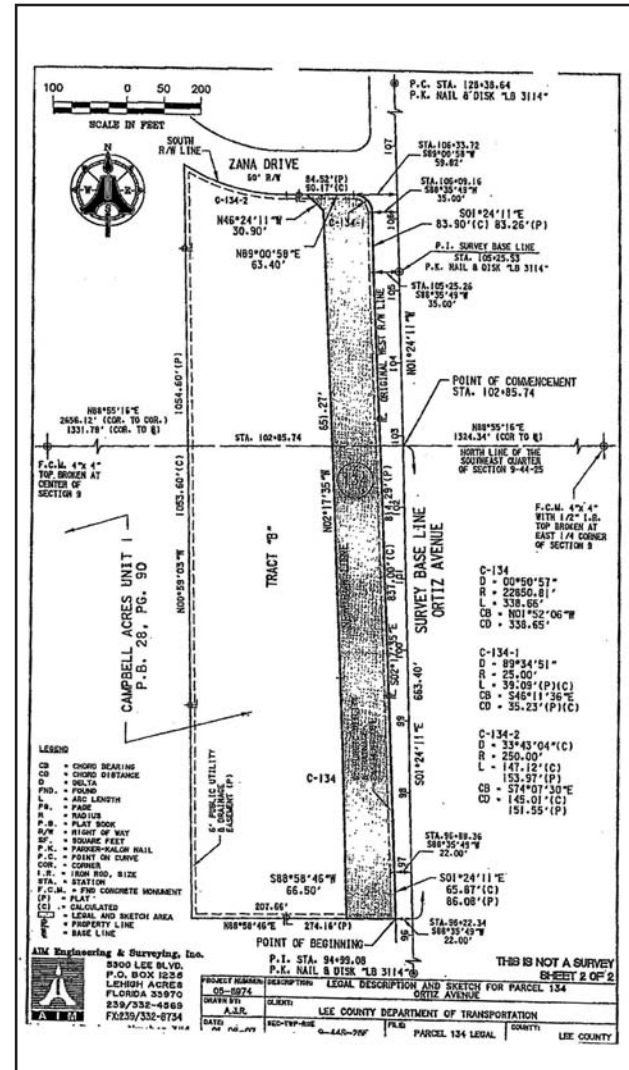
TRAFFIC COUNT: 12,900 (2010 ADT)

PRICE: \$ 505,296 or \$ 2.50 per Sq. Ft.

COMMENTS: 4.64± AC – Commercial Corner Site at Ortiz Avenue and Zana Drive. Property offers 1,000'± frontage on Ortiz Avenue, a planned four-lane roadway (north/south) connecting SR80 to US41 via Six Mile Cypress Parkway. Zoned CG, allowing retail, offices, banks, gas station w/convenience store & more.

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



**Woodyard
& Associates LLC**
COMMERCIAL REAL ESTATE