

**Multi-Family Development Site
Near Edison Mall, Ft. Myers, FL
FOR SALE**



LOCATION: 2313 & 2337 East Mall Drive, Fort Myers, FL 33901

STRAP: 36-44-24-P4-00017.0010 & .0020

SIZE: 2.07± Acres or 90,169± Sq. Ft.

ZONING: CI - Commercial Intensive

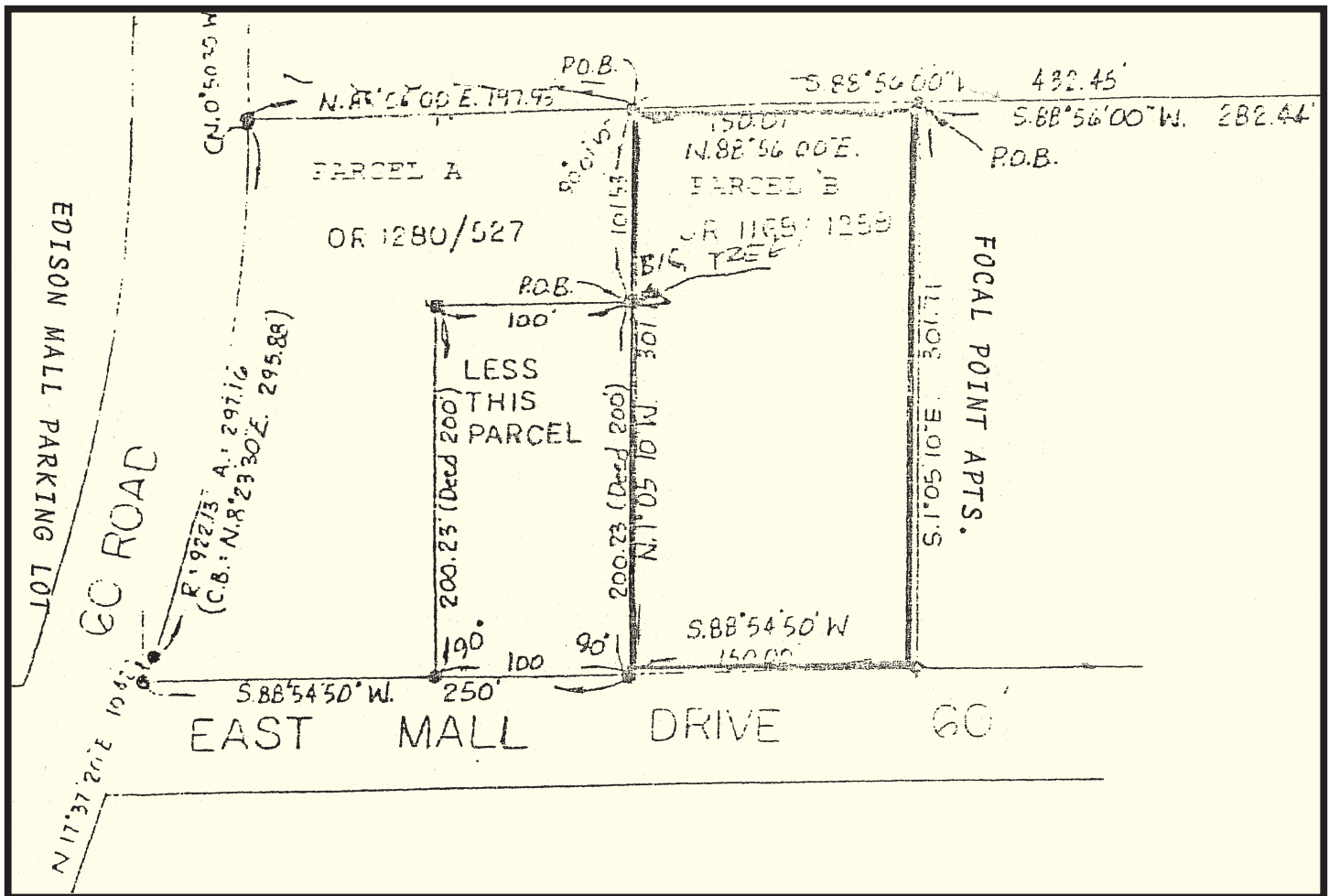
PRICE: \$770,000 or \$8.54 PSF

COMMENTS: 2.07± acre multi-family development site located just north of Colonial Blvd. at the corner of Solomon Blvd. and East Mall Dr., adjacent to the 1.3± Million SF Edison Mall. Up to 25 units per acre allowed. Water/Sewer, Public Transportation available. Several other MF communities in the immediate area. Solomon Blvd. has signalized intersections at Colonial Blvd. and Winkler Ave. Colonial Blvd. is a service corridor connecting Cape Coral, with a population of 216,992 and Lehigh Acres, with a population of 114,287. Zoning also allows a variety of commercial / professional uses.

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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.

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