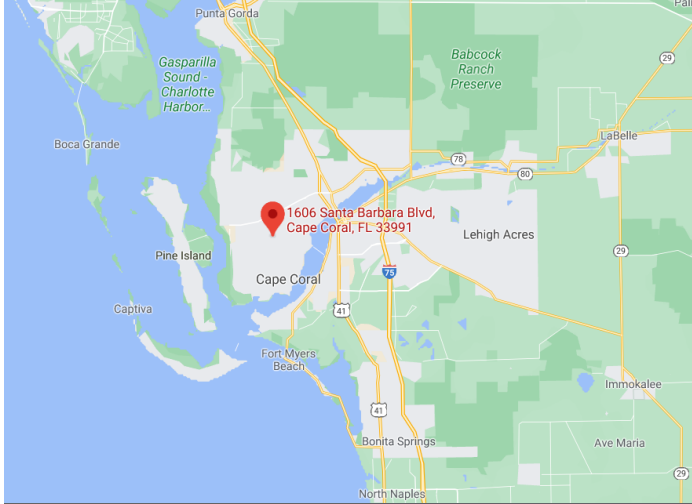
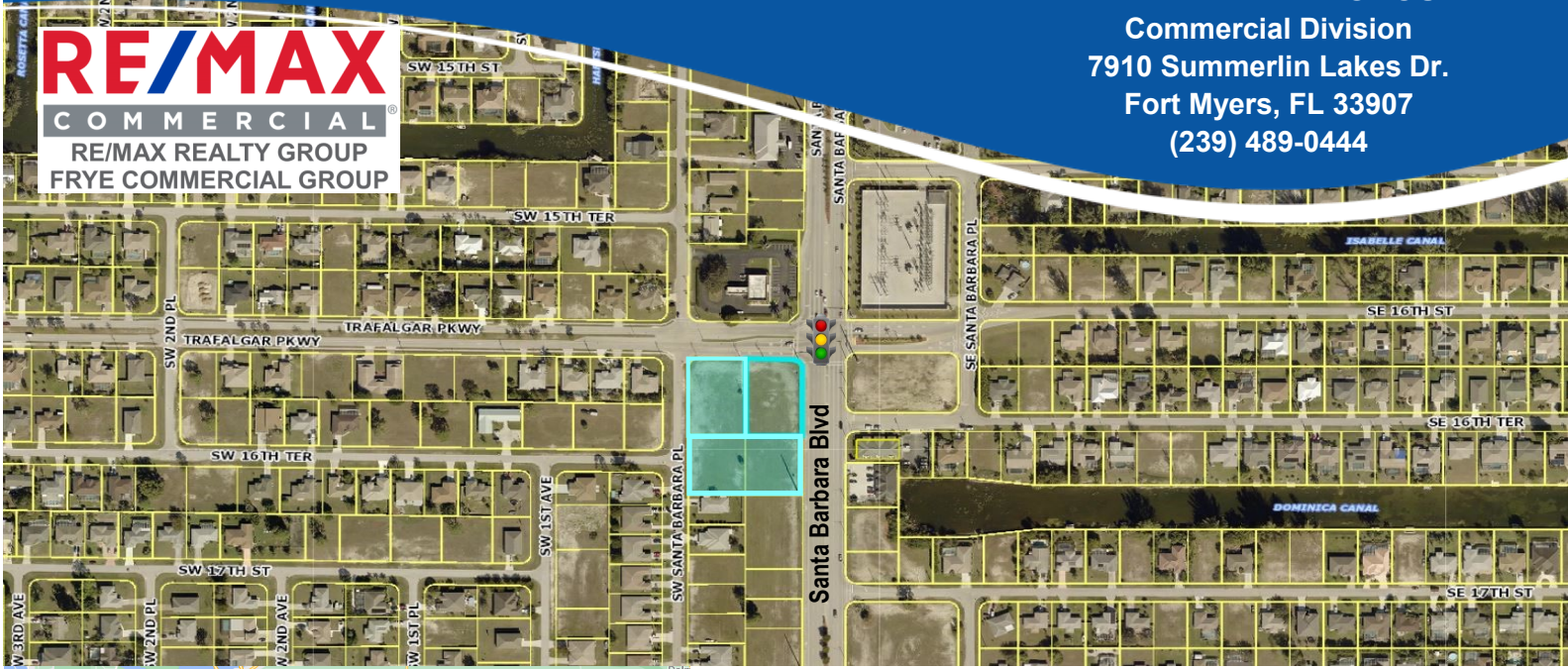




RE/MAX REALTY GROUP  
Commercial Division  
7910 Summerlin Lakes Dr.  
Fort Myers, FL 33907  
(239) 489-0444



## FOR SALE - SIGNALIZED Corner

### 1606 Santa Barbara Blvd. Cape Coral, FL 33991

**Size:** 2.25± Acres

**Price:** \$1,225,125 (\$12.50/PSF)

**Zoning:** C - Commercial (Wide Variety of Uses)

**Strap #:** 26-44-23-C2-03083.0440

**Traffic Count:** 24,000 (2020)

### PROPERTY DESCRIPTION:

- Located at the SIGNALIZED Corner of Santa Barbara Blvd. and Trafalgar Pkwy.
- Water & Sewer, Zoned Commercial
- Alley is "VACATED"
- NWC-26,000± SF is Available | Potential: 2.25± Acres
- Nearby many restaurants, schools, parks, retail - Publix, Dunkin Donuts, 7-11, BMX Park, Sun Splash



**MICHAEL J. FRYE, CCIM|CEO**  
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