



**CUSHMAN &  
WAKEFIELD**

COMMERCIAL PROPERTY  
Southwest Florida

**FOR SALE**

3501 Evans Avenue  
Fort Myers, FL 33901

**LAND FOR SALE**

**Asking Price: \$700,000**



**SUBJECT**

**HUGE  
PRICE  
REDUCTION!!!**

## Property Highlights

- Good visibility and frontage on Metro Parkway
- Infill development opportunity
- All utilities in place
- Zoned professional office/multifamily-16 units per acre with bonus densities available

### Property Details

Parcel #	25-44-24-P3-02500.0380
Land Size	±9.14 Acres or 398,138 SF
Current Use	Vacant Land
Zoning	PO
On-site Utilities	Curb/gutter/sidewalk/electricity Gas/sewer/water
Frontage	±1,005' –Evans ±1,418' –Metro Parkway
Shape	Irregular

For more information, please contact:

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