



SALE

## 23038 BAYSHORE ROAD 1.22 VACANT LAND

23038 BAYSHORE ROAD, Port Charlotte, FL 33980



### OFFERING SUMMARY

|                |                         |
|----------------|-------------------------|
| Sale Price:    | \$1,200,000             |
| Lot Size:      | 1.22 Acres              |
| Zoning:        | CR3.5                   |
| Market:        | Port Charlotte          |
| Submarket:     | Punta Gorda, North Port |
| Traffic Count: | 40,000                  |
| Price / SF:    | \$22.58                 |

CBCWORLDWIDE.COM

Ray Brunner  
415 608 1942  
raybrunner@me.com

### PROPERTY OVERVIEW

Located within the Charlotte Harbor Redevelopment area, these lots are currently zoned CR3.5. The level lots provide excellent potential for water views as well as spectacular sunsets and sunrises. The access to recreation, dining and shopping make this an excellent location for a specialty motel or luxury condominiums. See the new Sunseekers Resort coming to this area. <https://youtu.be/PpLXG5yokL0>

### PROPERTY HIGHLIGHTS

- 1.2 Acres
- Water and Electric available
- Zoned CR3.5
- Excellent potential for water views



**COLDWELL  
BANKER  
COMMERCIAL**

SUNSTAR REALTY