



SALE

23041 HARBORVIEW ROAD 1.5 ACRES

23041 Harborview Road, Port Charlotte, FL 33980



OFFERING SUMMARY

| | |
|-------------|----------------|
| Sale Price: | \$1,544,000 |
| Lot Size: | 1.5 Acres |
| Zoning: | CG |
| Market: | Port Charlotte |
| Submarket: | Punta Gorda |
| Price / SF: | \$23.63 |

PROPERTY OVERVIEW

With over 250 feet of frontage on Harborview Rd. and 262 feet of depth this 1.5 acre parcel is ideal. Located adjacent to CVS on US 41 at Harborview, this property has visibility to up to 60,000 cars daily. With rear access from Boca St. the location offers the opportunity for a drive through that can be easily accessed from Harborview, US 41 north & south bound, and Kings Highway west bound. The potential this property offers for your business is truly spectacular. An additional 2 Acre parcel with over 100 feet of frontage on US 41 can be annexed to this piece if your needs call for three acres and exposure to 40,000 to 60,000 cars daily. Access from three signaled intersections. Adjacent to CVS. One the most accessible and busiest street fronts in the county. Perfect size & Location for Commercial General Use with US 41 Tamiami Trail. Just 550 feet away this heavy traffic Intersecting light has a 40,000 car count and Harborview at I-75 has 60,000 car count.

PROPERTY HIGHLIGHTS

- Zoned Commercial General
- Harborview at I-75 with 60,000 car count
- US 41 Tamiami Trail with 40,000 car count
- New Sunseekers Resort coming soon

[Video Link](#)

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