

# 2.3 Acres waterfront property (Alva, Florida, USA)



Location

Michigan

<https://www.genclassifieds.com/x-629734-z>

21511 Palm Beach Blvd. Alva, Fl. 33920

2.33 acre property located in the upscale, eastern lee county, historic village of Alva. Features 1,900 sqft 2 br / 2 ba house (tenant occupied). A detached, 2 car garage with heated pool. Large air conditioned workshop with 3 phase electrical. Private concrete boat ramp, 200ft of storm safe freshwater, yacht dockage with 100 amp electrical service suitable for yachts to 80 feet. Covered boat house with 2 boat lifts, several outbuildings plus an additional house pad for a 4,000 sqft waterfront home. The property has several 100 year old live oak trees and lush vegetation.

Situated in a prime commercial zone with traffic signal and median separation, this property allows access from both lane directions. The present zoning under the Lee County land use development plan is "urban development" which allows 6 units per acre. The river access is 180 ft in width, which directly (no USCOE easements) fronts a deep water section of the original Caloosahatchee River and is protected from the Intercostal Waterway main channel traffic by a private island.

This property is ideal for the knowledgeable investor looking to take advantage of the upswing in property values in this very desirable Florida location /market. This property would make an ideal location for a waterfront business / restaurant or remain your private estate on a secluded section of one of Florida's most beautiful natural waterways. This property now generates an annual rental return of over 7% of sales price. There are only a very few properties on this entire trans Florida highway (SR 80) that offer both highway commercial access as well as protected riverfront on less than five acres. Fractional

ownership available to select buyer. Opportunity awaits @ \$450,000 US denomination \$.

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