



CHRISTIE'S
INTERNATIONAL REAL ESTATE



Regal Real Estate Professionals
7726 W. Sandlake Rd, Orlando Florida,
32819



+1 407-749-0700



info@regalrealtorlando.com

12294 GROUSE AVE #2A (MLS#:D6107693)

PRICE: \$29,900

Address#: 12294 GROUSE AVE #2A

Zip Code: 33981

Style: Residential

Lot: 12500

Acreage(acs): 0.29

Waterfront: No

Subdivision: PORT CHARLOTTE SEC 095

Units: 2A

City: Port Charlotte

Type: Vacant Land

Status: Active

County: Charlotte County

PROPERTY DESCRIPTION

PAY ATTENTION TO THIS ADVANTAGEOUS INVESTMENT OPPORTUNITY! We have 5 lots in a row for sale with DIRECT VIEWS of LAKE MARLIN that are zoned for RESIDENTIAL MULTI-FAMILY – 15 units per acre! This profitable zoning would allow for an investor to build a DUPLEX OR TRIPLEX, a builder to develop a MODEL HOME or a homeowner to build a SINGLE FAMILY HOME WITH DETACHED ACCESSORY STRUCTURES (think guest house or pool casita!) CALL FOR A COMPLETE LIST OF LOTS AVAILABLE AND THE PERMITTED USES BY COUNTY ZONING. This listing is for one OVERSIZED LOT at 12,500 square feet or you could purchase multiple to have an acre or more! All lots have water, sewer and electric available and are located in FLOOD ZONE X, requiring NO flood insurance by a lender! Location is super convenient to SR 776 which provides close access to shopping, restaurants, beaches, golf courses, & more!

ADDITIONAL FEATURES

Utilities:	bb/hs internet available, cable available, electricity available, fire hydrant, public, underground utilities
Water Frontage:	N
Total Acreage:	1/4 Acre to 21779 Sq. Ft.
Zoning:	RMF15
Additional Parcel:	1
Front Footage:	100

IMAGES



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