

# DEVELOPMENT OPPORTUNITY 2± ACRES NEAR DOWNTOWN

960 W. OLYMPIA AVE./925 W. MARION AVE.  
PUNTA GORDA, FL 33950

**Boback**  
**Commercial**  
**Group**  
Commercial Sales & Leasing



**FOR SALE - \$1,800,000**

## ABOUT THE PROPERTY

2 combined parcels of approximately 1 acre each. Combined site has frontage on both W. Marion Ave. and W. Olympia Ave. and located close to downtown Punta Gorda and one block from the waterfront. Zoning for up to 30 units within 3 stories. 925 W. Marion Ave. is a developed parcel with a 1961 vintage, 2,361 square foot house, suitable for a tear down. Existing tenant has a one-year lease at 925 W. Marion Ave.

## PROPERTY FEATURES

- ▣ 2± Acres
- ▣ Combined site is 208 feet wide by 416 feet deep
- ▣ Zoning: NR-15 - Neighborhood Residential (City of Punta Gorda)
- ▣ Utilities: Water and Sewer
- ▣ Uses: Residential and Multi-Family
- ▣ R.E. Taxes (combined parcels): \$12,001.37 (2021)
- ▣ Strap#: 412212253002 & 412212253001



**JIM BOBACK, CCIM**  
Broker/Owner

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## NEARBY (less than 5 mins. away)

- ❑ Fisherman's Village
- ❑ Gilchrist Park
- ❑ Historic downtown Punta Gorda
- ❑ Waterfront
- ❑ Popular dining, shopping and recreation

## 2021 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,947	25,407	57,855
# HOUSEHOLDS	2,563	12,729	27,682
MEDIAN HH INCOME	\$67,154	\$60,381	\$52,253
MEDIAN AGE	66.5	66.0	63.0

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