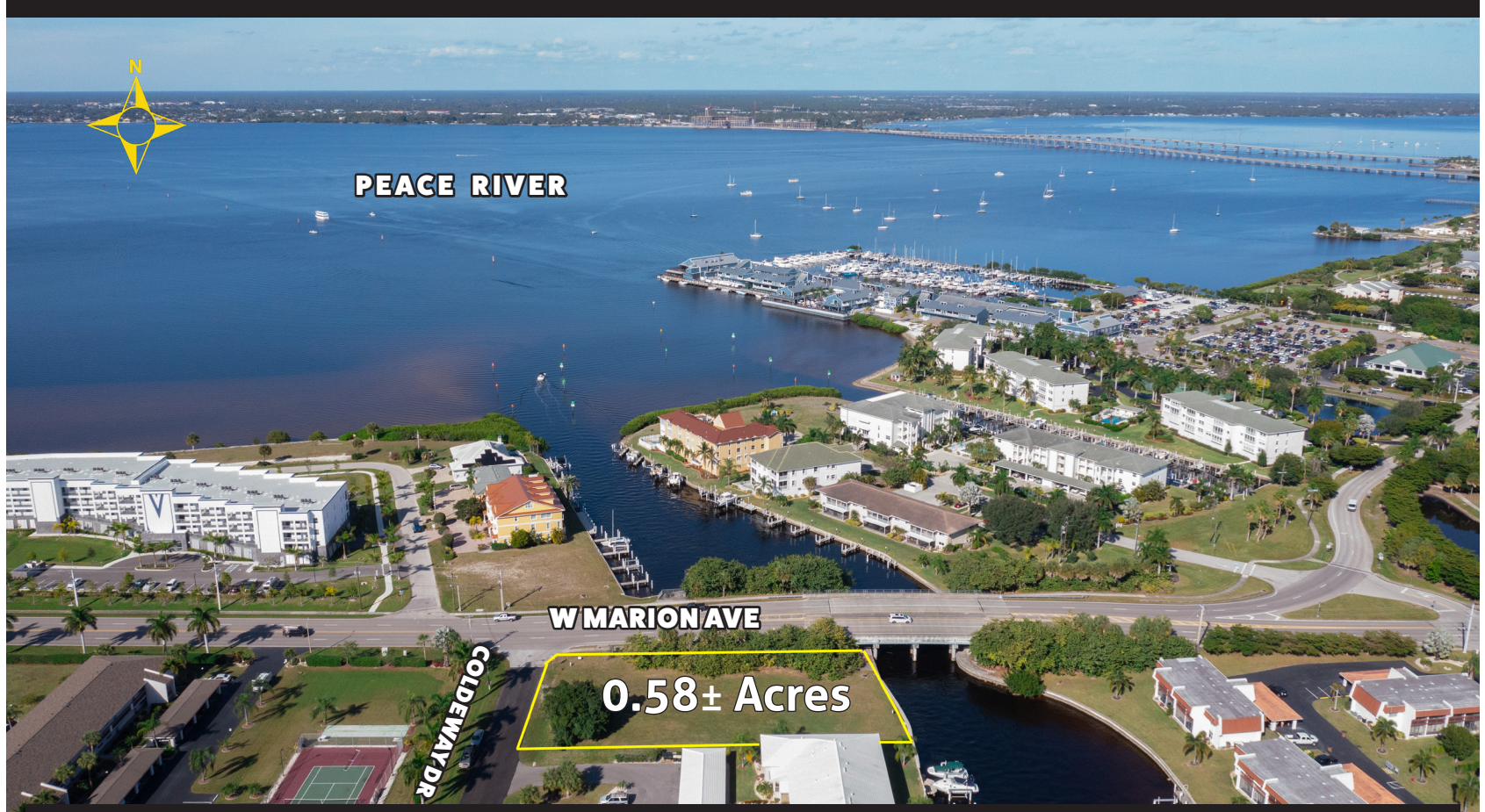


# MULTI-FAMILY DEVELOPMENT OPPORTUNITY

1315 W. Marion Avenue  
Punta Gorda, FL 33950

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



**FOR SALE - \$495,000**

## ABOUT THE PROPERTY

Infill, canal front property with seawall in place, just minutes by boat to Charlotte Harbor. Zoning for up to 8 units inclusive of shared amenity package and parking. A heavy concentration of condo developments are nearby.

## PROPERTY FEATURES

- ▣ 0.58± Acres
- ▣ Frontage: 116± feet wide by 220± feet deep
- ▣ Zoning: GM15 (General Multifamily)
- ▣ Utilities: Water and Sewer
- ▣ R.E. Taxes: \$7,587 (2022)
- ▣ Strap#: 412212326001



**JIM BOBACK, CCIM**  
Broker/Owner

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JB@BobackCommercialGroup.com  
www.BobackCommercialGroup.com

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## AREA DESCRIPTION

Fisherman's Village, Gilchrest Park, historic downtown Punta Gorda and the waterfront are all nearby. Just across the street from Charlotte Harbor. A few minute drive to Downtown Punta Gorda and popular, dining, shopping, recreation, entertainment and more. Easy access to US 41 and I -75.

2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,791	24,177	52,888
# HOUSEHOLDS	3,515	12,170	25,325
MEDIAN HH INCOME	\$76,400	\$61,977	\$52,620
MEDIAN AGE	68.5	66.1	63.4

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