

# FOR SALE BY OWNER



## 23275 BAYSHORE ROAD

- .6 ACRES OF PRIME WATERFRONT LOCATED IN THE CHARLOTTE HARBOR COMMUNITY REDEVELOPMENT AREA (CRA)
- 108 FT. OF SEAWALL
- 605 SQUARE FEET OF DOCK DIRECTLY ON CHARLOTTE HARBOR WITH STATE BAY BOTTOM LEASE
- ARTISAN WELL ON PROPERTY
- PREVIOUS USE – MOTEL
- EXISTING STRUCTURE – SIX MOTEL ROOMS WITH A NEW ROOF IN 2009 (INTERIOR RENOVATIONS REQUIRED)
- CURRENT ZONING – COMMERCIAL TOURIST: ALLOWABLE USES INCLUDE HOTEL, CONDOMINIUMS, RETAIL AND MORE. 15 DWELLING UNITS PER ACRE APPROVED
- MAXIMUM HEIGHT – 90 FEET BASED ON PERFORMANCE STANDARDS
- LOCATED IN THE CHARLOTTE HARBOR COMMUNITY REDEVELOPMENT AREA (INCENTIVES AVAILABLE ON A CASE-BY-CASE BASIS)
- CHARLOTTE COUNTY ENTERPRISE ZONE INCENTIVES AVAILABLE

**PRICE: \$1,200,000**  
PARTIAL OWNER FINANCING AVAILABLE

### **FUTURE DESIGNATION:**

CHARLOTTE HARBOR RIVERWALK DISTRICT –

THE COUNTY IS DEVELOPING ADDITIONAL INCENTIVES INCLUDING INCREASE DENSITY TO 24 UNITS PER ACRE AND DEVELOPMENT OF HARBOR WALK TO CONNECT AREA PARKS AND ACTIVITY CENTERS AND IMPROVE PEDESTRIAN ACCESS TO THE HARBOR.

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