






# Lot - LABELLE, FL

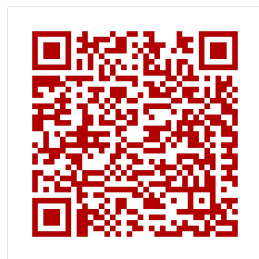


## 615 W Cowboy WAY, LABELLE, FL, 33935

Offered at \$489,900

ALREADY ANNEXED INTO THE CITY OF LABELLE AND OFFERS ENDLESS POSSIBILITIES! This unique property boasts 1.07+/- acres of commercial frontage on Cowboy Way—LaBelle's secondary road for Hwy 80—and 8.28+/- acres of multi-family, currently zoned for 3 units per acre, acreage behind and adjoining the front 1 acre. There is 197+/- feet on Cowboy Way/80A and 213' on Mary St., directly across the street from Davis-Spratt park, one of LaBelle's most utilized recreation sports parks. Annexation into the City of LaBelle saves a developer a ton of time and money and makes city water available as well as sewer, although proximity of sewer lines and lift station availability must be checked with the City of LaBelle Supervisor of Utilities, Gary Hull. This property is rectangular which makes it an easy-to-develop parcel. The property also has a 22x48 enclosed pole barn on the Cowboy Way/commercial tract road frontage. EXCELLENT INVESTMENT PROPERTY!!!

	0 Bedrooms
	0 Bathrooms
	Unknown sqft sqft
	9.35 acre (lot size)
	Built: Unknown year



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