



1022 RIO DE JANEIRO AVENUE, Punta Gorda, FL, 33983

Vacant Land

Neighborhood: Deep Creek, Punta Gorda

Subdivision: PUNTA GORDA ISLES SEC 23

Acreage: 1/2 to less than 1

Lot Dim: 112 x 200 x 120 x 202

Lot Size Sqft: 23243

S/S/B/L: 644 2

Prior Taxes: \$ 1,124

Water View:

Waterfrontage: 0

MLS: C7490090

Listed By: ALLISON JAMES ESTATES & HOMES

A opportunity awaits you as this over 1/2 acre lot is zoned multi-family and this lot has plenty of room for a couple of villa's. It is a Deed Restricted area that ensures that others respect their property as much as you will respect your own. The HOA dues are only \$145 per year as well, so the affordability is fantastic. This lot also has city water and sewer. The location of this lot is only minutes from 1-75. As you can see by the pictures, this lot is literally right down the road from Deep Creek Golf Course. 5 more golf courses are within a 20 minute drive for all you golfing enthusiast. Walmart is right down the road as well as a Publix Shopping Center with multiple places to dine in the immediate area. Downtown Punta Gorda is a 10 minute drive away and has many more fine dining options with different types of cuisine for choosing. Pubs and sports bars are all around and it is always a treat to watch a game and get a bite at the Tiki Hut on the Charlotte Harbor waterfront. Little Ole' Punta Gorda has become a Pickleball Haven with courts all around including the recently finished PicklePlex right in town where league play and tournaments are packed all week long. The night life is always thriving downtown and of course the Saturday morning Farmers Market is a long standing tradition that you will always enjoy. The walking and biking trail along the water downtown is always a treat and if you want to put the boat or wave runner in the water, there are multiple places around town to put the boat or wave runner in the water and with plenty of room for parking the truck and trailer while you are out to sea. So this could be the perfect lot for building an investment property for a very reasonable price. So drive by and see how easy the access is to 1-75 and how nice this up and coming community is with new construction going on everywhere.