



\$ 2,225,000



348 W Dearborn St, Englewood, FL 34223

- » MLS #: D6141523
- » Land | Lot: 41,818 ft<sup>2</sup> (0.96 acres)
- » More Info: [348WDearbornSt.IsForSale.com](http://348WDearbornSt.IsForSale.com)



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#### Remarks

UNIQUE LOCATION WITH BOLD EXPOSURE - CENTRALLY LOCATED ON DEARBORN STREET IN THE HEART OF OLD ENGLEWOOD VILLAGE. THIS IS ALMOST A FULL ACRE OF LAND ZONED COMMERCIAL GENERAL WITH MIXED LAND USE, POSITIONED WITHIN THE "MAIN STREET OVERLAY DISTRICT". This specialty zoning modifies some existing zoning standards for the purpose of encouraging property owners to create a more traditional downtown environment. 150 FEET OF FRONTAGE WITH EXISTING PARKING AVAILABLE DIRECTLY ON DEARBORN STREET. Defined access is in place off of Orange Street. Take advantage of the "MIXED USE ALLOWANCE". ENVISIONING OPPORTUNITIES IS A SKILL. IMAGINE ON THIS PROPERTY - BOUTIQUE HOTEL - MICROBREWERY- RESTAURANT WITH ROOF TOP LOUNGE - GARDEN DELI WITH ATRIUM SEATING - RETAIL SPECIALTY SHOPPS WITH LIVING UNITS ABOVE. Dearborn Street is currently home to indoor/ outdoor dining, live music venues, specialty shops, art centers, yoga / exercise studio & coffees shops. This downtown area is host to numerous planned activities: music festivals, culinary events, art shows, Halloween and Christmas activities! One of the largest and well attended FARMERS MARKET takes place on this property and directly across the street at PIONEER PI A7A and

