

# 302 Pierce Avenue - Cape Canaveral, FL 32920



## *Features:*

Approved permitted corner lot just steps from the Atlantic Ocean & beach! All approved plans, survey & permits in hand. Drainage on the lot is designed & approved for a duplex. Perfect for an individual to build/live in one side while renting out the other, or build as a vacation duplex/investment property. Owner has taken out the guess work from this process. The lot is already cleared & filled. NO HOA! There are 2 phases planned for the duplex development. Phase 1 is a 1200 sqft 2 story home w/ 2BR/1.5 baths. Phase 2 is a 3BR/2BA w/ 2 car garage. South side includes firewall to allow the Phase 2 building. Phase 2 has yet to be permitted, the design can be your own blank canvas. Seller saved the new owner over a year of work, permitting & set up costs! City water & electric available.

[www.302-pierce-ave-cape-canaveral-fl-32920.com](http://www.302-pierce-ave-cape-canaveral-fl-32920.com)



**\$209,500**

Acres: 0.14

MLS#: 834683

**FOR SALE**



**877-232-9695**  
Keith R. Gordon - Broker  
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