

# 347 Cotter Ave, Lot 2B

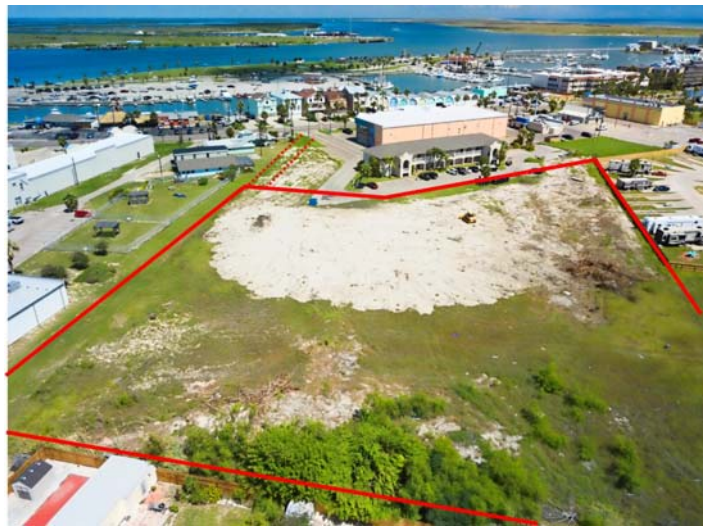


**Fantastic location for commercial property - just a half block from two major thoroughfares!**

## **RARELY AVAILABLE 3 + ACRES Commercially Zoned Land!**

3.38 acres of land in the heart of Port A!  
Located near the major intersection of Cotter Ave and Cut-Off Rd, with shared right-of-way access and potential visibility from Cotter. Zoned C-2, so the sky's the limit for development opportunities. Multi-use property would be ideal for all types of commercial, retail, residential, multi-family, even rentals or a combination of all! Level and ready for build. Pending replat. Also available for concurrent additional sale is an adjacent 11-unit apartment complex in almost 11,000 SF.

# **\$2,990,000**



Selling Port A Everyday Since 1972

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