

$30,000

RESIDENTIAL

12564 Welon AVE SW

12564 Welon Avenue, Port Charlotte, Florida, 33953, United States

SWFLAMLS

Property Details

Type	**Residential**
MLS #	**225025700**
View	**Trees Woods**
Lot size	**0.48 acres**
Neighborhood	**OA01 - Out of Area**
Subdivision	**PORT CHARLOTTE**

Description

ATTENTION INVESTORS OR BUILDERS: Two contiguous buildable lots (Section 06, Township 40S, Range 21E) totaling approx. 0.46 acres with 160' combined road frontage in Port Charlotte's established Section 038 — build your dream home or an income duplex situation, side by side. 80x125 dimensions per lot, 10,000 sq ft each. Zoned RSF3.5. Located in Flood Zone AE (BFE 9'); FEMA panel 12015C0040G, eff. 12/15/2022 — like much of coastal SW Florida, standard flood zone designation for the area. Consult a local builder on fill/elevation options to build at or above BFE. Quiet residential setting, no CDD, no HOA. Priced to move — bring your builder and make it happen!