
$369,000
DUPLEX
1905 Oakley AVE A and B
1905 Oakley Avenue, Fort Myers, Florida, 33901, United States
FGCMLS

Property Details

Type	**Duplex**
MLS #	**225029304**
Bedrooms	**3**
Building size	**1438 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Laminate**

Description

Well maintained DUPLEX in desirable McGregor Corridor. IMPACT WINDOWS! Roof 2019, ACs 2019, Water heaters 2020 and 2012, washer/dryers in both units. Unit B is a 2 bed, 1 bath with screened lanai - tenant pays 1500 pm plus full electric. Unit A is a 1 bed, 1 bath - prior tenant paid 1200 pm plus full electric. Not is a flood zone and property has never flooded. Live in one side and rent the other OR investors achieve a CAP RATE in the 5s! Income = $32,400 and expenses $11,800 (Insurance 3500, Taxes 4900, lawn 1560 and water 1800). Nice corner lot duplex just off US 41 / Cleveland Ave., within walking distance of Edison Mall. Each unit has its own driveway and private entrance, Unit 1 fronts Oakley Ave. and Unit 2 fronts Kelly St.