

DUPLEX

4945-4947 Viceroy CT

4945-4947 Viceroy Court, Cape Coral, Florida, 33904, United States

Property Details

Type	**Duplex**
MLS #	**2026045116**
Bedrooms	**6**
Building size	**2348 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**4**
Exterior	**Block**
Interior	**Tile**
Lot size	**0.26 acres**

Description

2024-BUILT INCOME-PRODUCING DUPLEX NEAR CAPE CORAL PARKWAY! Located in desirable South Cape Coral, this modern concrete block duplex features two spacious 3-bedroom, 2-bathroom residences, each offering approximately 1,174 SF. The 2,348 SF building includes open-concept interiors, upgraded finishes, private screened lanais, and attached garages. Situated on a 0.26-acre lot with convenient access to Cape Coral Parkway, the Cape Coral Bridge, Downtown Cape Coral, shopping, and waterfront dining. The property generates $4,030 in combined monthly gross rental income ($48,360 annually). Individually metered water and electric, tenant-paid utilities, and fully paid utility assessments add to the investment appeal. An excellent opportunity to acquire a newer-construction duplex with established rental income in a convenient South Cape Coral location!