


DUPLEX

# 2510/2512 NW 15th PL

2510/2512 NW 15th Place, Cape Coral, Florida, 33993, United States

## Property Details

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| Type | **Duplex** |
| MLS # | **2026045072** |
| Bedrooms | **6** |
| Building size | **2600 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **4** |
| Exterior | **Block** |
| Interior | **Tile** |
| Lot size | **0.46 acres** |

## Description

MODERN DUPLEX ON ALMOST ½ ACRE – FENCED YARD – IMPACT WINDOWS & DOORS – GREAT INVESTMENT OPPORTUNITY! The additional land may also offer the exciting potential to BUILD ANOTHER DUPLEX NEXT DOOR, creating an opportunity to further maximize the property’s value and future rental income, subject to zoning, permitting, and city approval. This is a modern duplex offering an outstanding combination of space, income potential, and location. One of the property's biggest advantages is its oversized, nearly ½-acre lot that is fenced in, providing exceptional outdoor space and privacy that can be difficult to find with a duplex. Each side features over 1,300 sq. ft. of living area with 3 bedrooms, 2 bathrooms, and a 1-car garage. Both units offer a clean, modern design with an open-concept layout, high ceilings, tile flooring, contemporary kitchens, stainless-steel appliances, ample cabinetry, walk-in closets, and beautifully finished bathrooms. Built with Florida living in mind, the property features impact-resistant windows and doors, adding convenience, storm protection, security, and energy efficiency. The exterior is complemented by an attractive paver driveway and the spacious fenced yard. Both units are currently occupied, providing the new owner with immediate rental income from day one. Each unit is rented for $1,900 per month, generating a combined gross rental income of approximately $3,800 per month or $45,600 annually. The property is also conveniently located near the VA healthcare facilities, with easy access to Fort Myers, shopping,

dining, schools, and other everyday conveniences. Whether you're an investor looking to add a modern, income-producing duplex to your portfolio or planning for future owner occupancy, this property offers a great combination of newer construction, modern finishes, an oversized fenced lot, impact windows and doors, strong rental income, and a convenient Cape Coral location.

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