
$359,000
SINGLE FAMILY RESIDENCE
5931 Tropical DR
5931 Tropical Drive, Fort Myers, Florida, 33919, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026047041**
Bedrooms	**2**
Building size	**1543 sq. ft.**
Air conditioning	**Yes**
Heating	**Wall Furnace**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

LOCATION, LOCATION, LOCATION! UNIQUE INVESTMENT OPPORTUNITY IN THE HIGHLY DESIRABLE MCGREGOR BLVD. AREA OF FORT MYERS! Discover the possibilities with this one-of-a-kind property featuring TWO HOMESITES, TWO SEPARATE RESIDENCES, and a history of rental use! Whether you're an investor looking to expand your portfolio, searching for a property with income potential, or dreaming of creating your own private tropical retreat, this property offers exceptional versatility! Known as the charming "Stone Cottage House" and "Outback Bungalow," each residence features 1 bedroom, 1 bathroom, and an eat-in kitchen. With an established rental history, this property presents an opportunity to continue utilizing both residences as rentals or live in one while generating potential income from the other! The Stone Cottage showcases its distinctive stone exterior, charming character, and inviting interior featuring a bright kitchen with white cabinetry, generous counter space, and a stainless steel refrigerator. Step outside to an expansive private wooden deck surrounded by lush tropical landscaping, complete with a covered entertaining area and outdoor grilling space, perfect for enjoying the Southwest Florida lifestyle! The Outback Bungalow offers its own private courtyard entrance and spacious yard, providing additional privacy and flexibility. ANOTHER STANDOUT FEATURE IS THE LARGE VACANT LOT, CURRENTLY BEING UTILIZED FOR RV STORAGE! This additional outdoor space adds another dimension of versatility and potential to an

already unique property. Enjoy the existing arrangement or explore additional possibilities for the property, subject to local zoning and permitting requirements. Additional highlights include a metal roof installed in 2005, A/C installed in 2018 with a new compressor replaced in 2024, and mini-split A/C systems installed in 2021. Mature palm trees, tropical landscaping, and generous outdoor spaces create a relaxed Florida atmosphere. Have a bigger vision? Explore the possibility of transforming this property into your very own Key West-inspired compound, potentially incorporating a custom home, guesthouse, or poolside retreat, subject to applicable approvals. Situated in the desirable McGregor corridor of Fort Myers, this distinctive property combines LOCATION, RENTAL HISTORY, FLEXIBILITY, and OPPORTUNITY! TWO HOMESITES! TWO RESIDENCES! RENTAL HISTORY! RV STORAGE! ENDLESS POSSIBILITIES! Don't miss your chance to own this unique piece of Southwest Florida paradise!
