


DUPLEX

# 5529 6th AVE

5529 6th Avenue, Fort Myers, Florida, 33907, United States

## Property Details

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|---|---|
| Type | **Duplex** |
| MLS # | **226033963** |
| Bedrooms | **2** |
| Building size | **1344 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **2** |
| Exterior | **Block** |
| Interior | **Tile** |
| Lot size | **0.14 acres** |

## Description

Excellent income-producing duplex featuring two 2-bedroom, 1-bath units, with each unit currently rented. This property offers an attractive opportunity for investors looking for established rental income combined with numerous recent improvements. Both units feature updated kitchens and bathrooms, including new fixtures and appliances. Each side is equipped with an approximately 2-year-old A/C system, providing modern comfort for tenants. The property also benefits from a roof replaced in 2020, a new electrical panel, and a newly paved driveway. Each unit offers a practical 2-bedroom, 1-full-bath layout with comfortable living areas and updated finishes. This duplex provides immediate income potential while offering the benefit of several major improvements already completed. The property’s central Fort Myers location offers convenient access to shopping, dining, schools, major roads, and everyday amenities, making it an attractive location for both tenants and investors. Its functional duplex layout and established rental income make this a compelling opportunity for an investor seeking a property with existing cash-flow potential and significant improvements already completed.