

$525,000

DUPLEX

302 / 304 Hancock Bridge PKWY 302 & 304

302 / 304 Hancock Bridge Parkway, Cape Coral, Florida, 33990, United States

FGCMLS

Property Details

Type	**Duplex**
MLS #	**2026038850**
Bedrooms	**6**
Building size	**2438 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**4**
Exterior	**Block**
Interior	**Tile**
Lot size	**0.23 acres**

Description

Corner lot with access to the back fenced yard from a side gate. All City utility assessments are in and paid off. Well-Maintained Duplex in a Prime Cape Coral Location! This spacious duplex features 3 bedrooms and 2 full bathrooms on each side, offering an excellent layout for investment, rental income, or owner occupancy. Each unit has its own private lanai and individually fenced yard, providing added privacy and comfortable outdoor space. The property is connected to City Water and Public Sewer, with all assessments paid. The 302 side is equipped with solar panels, adding energy-efficiency potential. Conveniently located on a main road with direct access to one of the bridges connecting Cape Coral to Fort Myers, providing easy access for commuting. Close to schools, hospitals, shopping, restaurants, and downtown Cape Coral. A fantastic opportunity to own a well-maintained duplex in a convenient central location with desirable features for both investors and homeowners.