

RESIDENTIAL

618 99th AVE N

618 99th Avenue, Naples, Florida, 34108, United States

Property Details

Type	**Residential**
MLS #	**226032341**
Lot size	**0.46 acres**
Neighborhood	**NA03 - Naples Park Area**
Subdivision	**NAPLES PARK**

Description

Rare Triple-Lot Opportunity – 150 Ft Wide in the Heart of Naples Park Discover a rare triple-lot opportunity in the 600 block of Naples Park, one of North Naples' most desirable and flexible residential communities. This oversized 0.46 +/- acre parcel, 150 feet wide with no HOA, offers exceptional development potential — ideal for a custom single-family home, duplex, or multi-family project. The lot is currently zoned for a duplex on one side and single-family on the other, and can also be configured as two oversized 75-ft lots for two single-family residences. Located west of US 41, the property sits just minutes from Vanderbilt Beach, Delnor-Wiggins Pass State Park, and the vibrant dining, shopping, and entertainment options at Mercato and Whole Foods, along with nearby coastal hot spots. The existing buildings on the property are currently rented on a month-to-month basis, generating approximately $6,000 in monthly rental income. The property is being offered for sale based on lot value, providing an excellent opportunity for a buyer to hold the existing income-producing improvements while developing plans for a future project. The buyer may keep the current tenants in place until ready to move forward with building plans and site development.