
$465,000
DUPLEX
405/407 NE 24th AVE
405/407 NE 24th Avenue, Cape Coral, Florida, 33909, United States
FGCMLS

Property Details

Type	**Duplex**
MLS #	**2026036782**
Bedrooms	**5**
Building size	**2414 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**4**
Exterior	**Block**
Interior	**Tile**
Lot size	**0.24 acres**

Description

EXCELLENT INVESTMENT OPPORTUNITY IN CAPE CORAL! Welcome to 405/407 24th Ave, a well-maintained Bradford Homes-built duplex offering approximately 1,207 square feet of living space per side, with a private attached one-car garage for each residence. Unit 405 features 2 bedrooms and 2 bathrooms, while Unit 407 has been converted and is currently configured as a 3-bedroom, 2-bath residence, providing additional flexibility and rental appeal. Both residences are currently tenant-occupied, offering an established income-producing opportunity for investors. Major improvements include a NEW SHINGLE ROOF IN 2023 and A/C SYSTEMS INSTALLED IN 2019. Both units are equipped with storm shutters and hurricane-code garage doors, while an irrigation system helps maintain the property's exterior. Each residence features a bright and functional OPEN FLOOR PLAN connecting the living room, dining area, and kitchen. Both units also feature newer tile flooring, providing an attractive, durable, and easy-care finish. A dedicated laundry room is conveniently located just off the kitchen. Sliding glass doors extend the living areas outdoors to private covered patios, providing additional space to relax and enjoy the Florida lifestyle. Unit 407 offers additional improvements, including granite countertops and a rebuilt shower. Conveniently located in Cape Coral with easy access to shopping, dining, schools, major roadways, and everyday conveniences. With two tenant-occupied residences, private garages, covered patios, recent major improvements, and an established

rental history, this duplex presents an attractive opportunity to add an income-producing property to an investment portfolio. Existing lease agreements must be honored by the buyer. PLEASE DO NOT DISTURB TENANTS. Showings by appointment only.