

TRIPLEX

6636-6640 Warwick CIR

6636-6640 Warwick Circle, Fort Myers, Florida, 33919, United States

Property Details

Type	**Triplex**
MLS #	**2026033001**
Bedrooms	**7**
Building size	**2600 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**4**
Floor	**1**
Exterior	**Block**
Interior	**Other**

Description

Prime investment opportunity in the heart of Fort Myers! This well-maintained concrete block triplex offers a strong income-producing asset in a highly desirable location, currently generating $55,800 in annual rental income. Ideally situated within walking distance of Ruttenberg Park and everyday conveniences including Publix, Walmart, Walgreens, and 7-Eleven, the property also provides quick access to Cape Coral, downtown Fort Myers, Sanibel Island, and Fort Myers Beach. The triplex features three spacious units, including two 2-bedroom, 1-bath residences and one larger 3-bedroom, 2-bath unit. Each unit offers durable tile flooring, private in-unit laundry, and separately metered electric and water service, providing added convenience for both owners and tenants. Major capital improvements have already been completed, including a new roof in 2022 and updated air conditioning systems installed recently. The property has been exceptionally maintained and is truly turnkey, making it an ideal opportunity for investors seeking immediate cash flow and long-term value. Interior photos are available upon request. All tenants are long term and would like to remain in residence under new ownership. Opportunities to raise rent possible. Update- Unit 6636 tenant is moving out 9/1/26, allowing an owner-operator to live in unit 6636 while maintaining stable rental income from the other two units, 6638 and 6640. An ideal situation allowing potential purchasers to live rent free in unit 6636 while supporting the carrying costs of the property with rich rental income from units 6638 and

6640.