
$370,000
DUPLEX
2605/2607 Sunniland BLVD
2605/2607 Sunniland Boulevard, Lehigh Acres, Florida, 33971, United States
FGCMLS

Property Details

Type	**Duplex**
MLS #	**2026029622**
Bedrooms	**4**
Building size	**2248 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**4**
Exterior	**Block**
Interior	**Tile**
Lot size	**0.3 acres**

Description

FABULOUS PRICE REDUCTION! Don't miss this one. Great opportunity in a quiet, desirable location near Buckingham/Mosquito Control Airport. This well-maintained duplex is ideal for an FHA or VA buyer looking to offset expenses with rental income or for an investor seeking a solid income-producing property. Each side has tile throughout making it an extremely easy property to manage and maintain. Unit 2605 features 2 bedrooms, 2 bathrooms, a den, and a 1-car garage. It is currently occupied by a long-term tenant with an annual lease in place through June 30, 2027, providing immediate rental income. Recent updates in 2605 include a new dishwasher (7/2026), range (12/2024), and A/C (7/2020). Unit 2607 offers 3 bedrooms, 2 bathrooms, and a 1-car garage. This unit is available for immediate showings, making it perfect for an owner-occupant or a new tenant. Recent improvements at 2607 include a new garage door (7/2026), water softener and pump (2023), refrigerator (1/2022), and A/C (12/2018). The original owner has maintained this property in excellent condition. The exterior has been freshly repainted with new exterior lights installed. Unit 2607 features a brand-new garage door and both sides have enormously long driveways adding to the property's curb appeal. The water treatment systems have been professionally serviced monthly since the duplex was built. Additional major improvements include a new roof and septic system installed in 2018, providing added value and peace of mind. Whether you're looking to live in one unit while

generating rental income from the other or expand your investment portfolio, this move-in-ready duplex is an outstanding opportunity!
