
$312,000
SINGLE FAMILY RESIDENCE
16620 Arbor Ridge DR
16620 Arbor Ridge Drive, Fort Myers, Florida, 33908, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026028944**
Bedrooms	**3**
Building size	**1512 sq. ft.**
Heating	**None**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Other**
Lot size	**0.49 acres**

Description

Investors and owner-builders take note. Rare opportunity in the Iona/McGregor corridor. Minutes to Sanibel Island and Fort Myers Beach. This 1974 concrete block ranch is sold strictly as-is, but the expensive structural work is already done: shingle roof in great condition, full post-Ian repipe completed and ready to connect, interior demoed to studs and slab giving you a clean canvas. Pool holds water, needs equipment. Brand new beautiful home built just next door. No HOA, AG-2 zoning allowing flexibility, RV access/parking, oversized 8x12 shed with electric and hurricane straps, new roof.