

DUPLEX

738 Gretchen AVE S

738 Gretchen Avenue, Lehigh Acres, Florida, 33973, United States

Property Details

Type	**Duplex**
MLS #	**2026025467**
Bedrooms	**4**
Building size	**2400 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**4**
Exterior	**Block**
Interior	**Tile**
Lot size	**0.29 acres**

Description

Exceptional income-producing duplex built in 2020 and located in one of the fastest-growing areas of Lehigh Acres. This well-maintained property offers an outstanding opportunity for investors and owner-occupants alike, with each unit featuring 2 bedrooms plus a flexible den that can easily serve as a third bedroom, home office, or bonus living space, along with 2 full bathrooms and an open-concept floor plan. Designed for both style and functionality, each unit showcases tile flooring throughout, granite countertops, spacious kitchens with ample cabinetry, and bright living areas that create a comfortable and inviting atmosphere. Both sides also include a private 1-car garage, adding convenience and value for residents. Currently tenant-occupied, this property presents an excellent turnkey investment opportunity with immediate income potential in a high-demand rental market. The thoughtfully designed layout provides comfortable living spaces and broad appeal to tenants, supporting strong occupancy and long-term rental performance. Conveniently located near schools, shopping, dining, parks, and major roadways, with easy access to Fort Myers and surrounding Southwest Florida destinations. As Lehigh Acres continues to experience significant growth and development, this duplex offers excellent long-term appreciation potential and income-producing value. Whether you're looking to expand your investment portfolio or secure a well-positioned asset in a thriving market, this duplex is a fantastic opportunity to own a quality multifamily property in

Southwest Florida.