
$279,000
SINGLE FAMILY RESIDENCE
2156 Victoria AVE
2156 Victoria Avenue, Fort Myers, Florida, 33901, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026024311**
Bedrooms	**2**
Building size	**1272 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Wood Siding**
Interior	**Tile**

Description

Step into the charm of Old Florida living with this beautifully updated 1920 home, ideally located in the heart of Fort Myers' emerging Midtown district. Positioned within a transformative mixed-use redevelopment area focused on walkability, green spaces, and a vibrant town center, this property offers the opportunity to enjoy both historic character and exciting future growth. Rare opportunity to own a property with Commercial General (CG) zoning in Fort Myers' emerging Midtown district. This flexible zoning designation opens the door to a variety of potential uses, including professional offices, boutique retail, personal services, and other commercial ventures. The property may also offer an ideal live/work opportunity for entrepreneurs, small business owners, and professionals seeking the convenience of combining business operations with residential living, subject to applicable city requirements. A spacious, fenced backyard provides added flexibility for outdoor use, storage, employee or client gathering space, while ample off-street parking offers convenience for residents, customers, and business visitors alike. Enjoy the character of a historic home while benefiting from the growth and redevelopment occurring throughout this vibrant, walkable area near Downtown Fort Myers and the Historic River District. Just a short stroll from the Historic River District, you'll enjoy easy access to downtown restaurants, boutiques, art galleries, theaters, and year-round events. Inside, the home features two bedrooms, two bathrooms, plus a versatile office/den that can also

serve as a nursery or flex space. Major updates provide peace of mind, including a new roof (2022), updated A/C, water heater, appliances, electrical, and plumbing. Outdoor living is equally inviting with an enclosed front porch, Large screened rear lanai, and a spacious fenced backyard shaded by a magnificent mature oak tree—perfect for relaxing, entertaining, or enjoying Florida's beautiful weather. This is a rare opportunity to own a piece of Fort Myers history in one of the city's most exciting up-and-coming neighborhoods.
