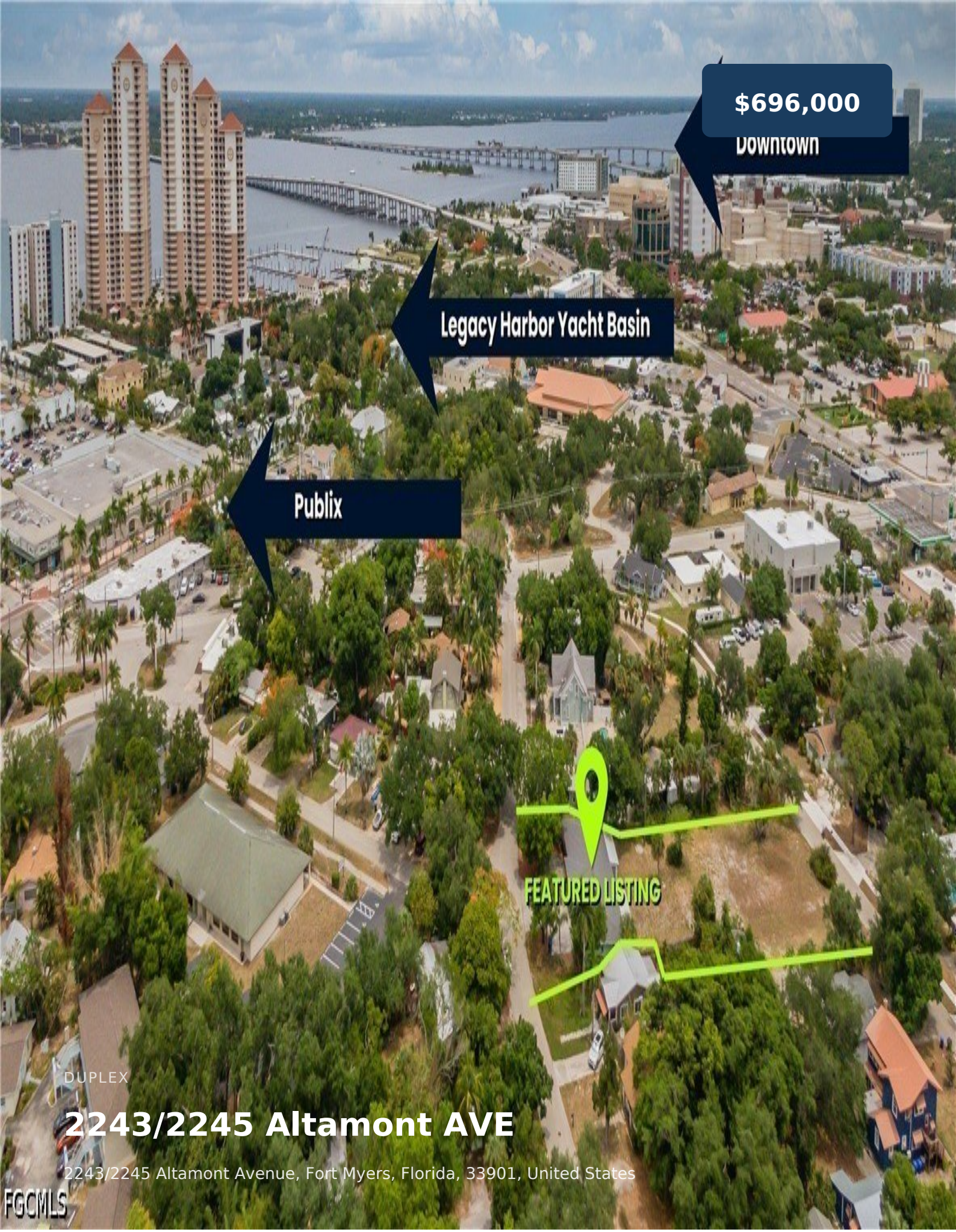


DUPLEX

2243/2245 Altamont AVE

2243/2245 Altamont Avenue, Fort Myers, Florida, 33901, United States

FGCMLS

Property Details

Type	**Duplex**
MLS #	**2026022059**
Bedrooms	**4**
Building size	**3048 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**6**
Floor	**1**
Exterior	**Block**
Interior	**Terrazzo**

Description

Incredible investment and redevelopment opportunity in the heart of Fort Myers! This rare package includes 4 separately parceled NC-Neighborhood Commercial-zoned properties, featuring a vintage duplex and 3 vacant lots offering endless possibilities for future development, expansion, or income potential. The duplex at 2243/2245 Altamont Ave, built in 1954, sits on approximately 0.26 acres and features a newer roof (2022-2023), attached garages, an oversized concrete driveway, and mature trees creating exceptional curb appeal. Included in the sale are 3 additional vacant lots on Clifford St totaling approximately .43 acres of prime Neighborhood Commercial zoned land. Positioned in an unbeatable location just steps from Lee Memorial Hospital and minutes to Downtown Fort Myers, Edison Mall, Legacy Harbor Marina, Publix, restaurants, shopping, and the Caloosahatchee River. The NC zoning allows a wide variety of uses, including residential, professional office, retail, mixed-use, and neighborhood-serving commercial. Property may also qualify for additional density and development incentives under Florida’s Live Local Act. All 4 parcels are being sold together as-is. No HOA. Rare opportunity to secure a large assemblage in one of Fort Myers’ most rapidly evolving corridors.