

DUPLEX

638/640 Grant BLVD

638/640 Grant Boulevard, Lehigh Acres, Florida, 33974, United States

SWFLAMLS

Property Details

Type	**Duplex**
MLS #	**226040515**
Bedrooms	**3**
Building size	**2598 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Exterior	**Block**
Interior	**Tile**
Lot size	**0.3 acres**
Neighborhood	**LA02 - South Lehigh Acres**

Description

Exceptional investment opportunity. Welcome to this beautiful, newly constructed duplex located in the growing community of Lehigh Acres. Built in 2025, this income-producing property offers the perfect combination of modern construction, functionality, and long-term investment potential. Featuring two separate residential units, this property is an excellent opportunity for investors looking to expand their rental portfolio or owner-occupants interested in living in one unit while generating rental income from the other. Both units feature thoughtfully designed living spaces, comfortable bedrooms, functional kitchens, and private living areas designed to accommodate today’s lifestyle. Built with durable concrete block construction and an attractive stucco exterior, the property also features impact-resistant windows, a shingle roof, tile flooring, and central electric heating and cooling for year-round comfort. Situated on an approximately 0.30-acre lot, this property offers plenty of outdoor space and parking possibilities. The property is zoned RM-2, adding to its investment appeal. Another valuable feature is that the water and sewer assessments have already been paid, offering additional peace of mind to the new owner. Conveniently located in South Lehigh Acres, the property offers access to nearby shopping, restaurants, schools, parks, and major roadways. Enjoy the convenience of Southwest Florida living while benefiting from the rental opportunities and flexibility that a duplex property provides. Whether you are an experienced investor, a first-time investment

property buyer, or looking for a property with the potential to generate multiple streams of rental income, this is an opportunity worth exploring. Don’t miss your chance to own a newer-construction multifamily property in one of Southwest Florida. Schedule your private showing today!
