
$520,000
2404
DUPLEX
2404-2406 Hightower AVE S
2404-2406 Hightower Avenue, Lehigh Acres, Florida, 33973, United States
SWFLAMLS

Property Details

Type	**Duplex**
MLS #	**226014230**
Bedrooms	**6**
Building size	**2400 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**4**
Exterior	**Block**
Interior	**Tile**
Lot size	**0.28 acres**

Description

SELLER IS OFFERING INCENTIVES TOWARDS DOWNPAYMENT OR CLOSING COSTS. Positioned on a prime corner lot close to a desirable area of Lehigh Acres, this newly constructed duplex WITH TWO ATTACHED GARAGE SPACES presents a compelling opportunity for investors seeking both immediate income and long-term upside. The corner lot property with private entrances on seperate streets is intentionally designed to attract quality tenants and deliver consistent performance. Each residence features 3 bedrooms and 2 bathrooms, offering a layout that comfortably accommodates families, professionals, or those needing additional space to live and work. A standout feature is the corner configuration, with each unit enjoying its own private entrance on separate streets, creating a sense of independence and privacy that sets this property apart in the rental market. Each unit also includes a 1-car attached garage with epoxy floor, adding both convenience and value for tenants. The interior is highlighted by 10-foot ceilings, 8-foot interior doors, quartz countertops, premium appliances, and open-concept living spaces designed for both functionality and everyday comfort. The construction emphasizes durability and efficiency, helping to minimize maintenance and protect long-term returns. The location further strengthens the investment. Ideally positioned in Lehigh Acres with quick access to Fort Myers, this duplex is just minutes from the rapidly expanding corridor at SR 82 and Daniels Parkway, one of the area’s most exciting growth hubs. The upcoming Gateway Marketplace, anchored

by Publix and Home Depot and slated for completion in 2027, along with the nearby Timber Creek community, is set to bring a surge of new retail, dining, and residential activity. Ongoing road improvements, including the widening of Daniels Parkway, further enhance accessibility and long-term value, making this an attractive opportunity in a high-growth location. Whether you’re adding to an existing portfolio or entering the investment space, this duplex offers a balanced combination of stability, desirability, and long-term potential.
