

For More Information Contact: vipcommercial.com

Stephen Petty Broker Associate (239) 229-8913 SPetty@viprealty.com



BEAUTIFUL 118 YEAR OLD INVESTMENT PROPERTY 3,641± SF TWO STORY HOME | ON .55 ACRES WITH RIVER VIEW





PROPERTY DESCRIPTION

- Location: 2582 First Street, Fort Myers, FL 33901
- **S.T.R.A.P.** #
- 13-44-24-P2-02700.0010 1907
- Year Built:
- Land Size: .55± Acres (24,130± SF)
- Total Building Size:
- 3,641± SF (Includes Finished Open Porch, Finished 2nd Story, Unfinished Half-Story, and Unfinished Utility) \$4,714.83 (2024)
- Property Taxes:
- **Year Built**: 1907
- **Zoning:** U-Gen (Urban General) City of Fort Myers
- **Comments**: This enchanting Florida-style residence, built in 1907, offers 2,900 square feet of living space that seamlessly blends classic allure with contemporary enhancements. The home includes three generous bedrooms, a den, an office, and a loft. It features 2.5 elegantly renovated bathrooms and a brand-new kitchen equipped with high-end finishes, along with a welcoming front veranda. The home's distinctive character is elevated by a combination of wood and marble flooring throughout. With Urban General zoning, this property is well-suited for a variety of live-work opportunities and commercial uses such as office space, retail, lodging, childcare, financial services, personal care, or the creation of an artisanal business. The property would be ideal for hosting special events, boasting a spacious patio and a fully fenced backyard for both entertaining and privacy. Additional highlights include 100 feet of frontage on First Street, a brick paver driveway, and a durable metal roof. This uniquely stunning home is ready to begin its next chapter. Situated on a corner lot in a prime location, it offers both character and versatility, just a short stroll from downtown Fort Myers, making it a true gem in the area.

SALE PRICE \$948,000

VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907 Phone 239.489.3303

This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.



For More Information Contact: vipcommercial.com

Stephen Petty Broker Associate (239) 229-8913 SPetty@viprealty.com

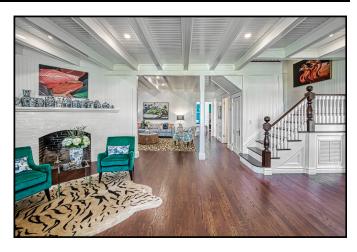


BEAUTIFUL 118 YEAR OLD INVESTMENT PROPERTY 3,641± SF TWO STORY HOME | ON .55 ACRES WITH RIVER VIEW













VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907 Phone 239.489.3303

This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.