



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
- **Year Built:** 1907
- **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)
- **Property Taxes:** \$4,714.83 (2024)
- **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



COMMERCIAL

For More Information Contact:
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