

Residential Income 3 Per Page

27590-27612 BIG BEND RD, BONITA SPRINGS 34134



MLS#:	2026012233			**List Price:**	$2,449,999
Status:	Active			**List Date:**	03/13/2026
Bldg Design:	Quadraplex			**Orig Price:**	$4,500,000
Units In Building:	8	**Year Built:**	1970	**DOM/CDOM**	228/228
Total Buildings:	6			**Annual Net Op Inc:**	$17,000
Approx. Lot Size:	5,900	**Acres:**	1.748	**Gross Rent Inc.:**	$205,000
Private Pool:	No			**Annual Expenses:**	$0
Private Spa:	No				
Community Type:	No Subdivision				

Exceptional opportunity to own a large Gulf-access parcel in the desirable Bonita Springs area with access to the Gulf via the Imperial River. Situated on approximately 1.75 acres, this property offers significant potential for renovation, investment, or redevelopment. The property is zoned for up to 10 units and currently includes 8 rental units that are actively rented Short term, providing an established short-term rental opportunity. Purple building was built in 2024. Other structures buildings were renovated in 2024 as well. All units are fully furnished and ready to rent. This property did flood during Hurricane Ian and Milton. The property located 27580 Sherry Lane, Bonita Springs, Fl 34134 could also be available for additional water frontage for an additional $650,000 Additional improvements include a storage building and an additional shed for extra storage. The dock was recently refreshed, enhancing the property's waterfront appeal and usability. Conveniently located near Bonita Beach, Barefoot Beach, Coconut Point Mall, shopping, dining, and US-41, this property combines waterfront potential with excellent access to Southwest Florida's top amenities. Direct Gulf access via the Imperial River and only minutes to the Gulf of Mexico, plus just a short drive to Bonita Beach and Barefoot Beach.

Recent: **10/20/2026 : DECR : $2,499,999->$2,449,999**

113-119 FAIRWEATHER LN, FORT MYERS BEACH 33931



MLS#:	2025020603			**List Price:**	$1,350,000
Status:	Active			**List Date:**	11/15/2025
Bldg Design:	Quadraplex			**Orig Price:**	$1,490,000
Units In Building:	4	**Year Built:**	1957	**DOM/CDOM**	349/349
Total Buildings:				**Annual Net Op Inc:**	$120,000
Approx. Lot Size:	4,112	**Acres:**	0.226	**Gross Rent Inc.:**	$200,000
Private Pool:	No			**Annual Expenses:**	$80,000
Private Spa:	No				
Community Type:	No Subdivision, Non-Gated				

Stunning Income-Producing 4-Plex on Fort Myers Beach Discover an exceptional investment opportunity just steps from the white-sand shoreline of Fort Myers Beach. This 4-unit multifamily property offers the perfect blend of island living and strong rental performance. Each unit is thoughtfully designed to maximize comfort, natural light, and functionality, appealing to both long-term residents and short-term vacation tenants. This property was completely remodeled and completed in late 2025, is located on a street that allows weekly rentals which means 1 guest per week, no matter how long the reservation! The property features updated interiors, modern kitchens, and well-maintained bathrooms, with ample parking and private outdoor space for tenants to relax and enjoy coastal breezes. Located in a highly desirable area close to restaurants, shops, marinas, live entertainment, and the future redeveloped Times Square district, this 4-plex sits in one of the most in-demand rental corridors on the island. Whether you're expanding your portfolio or searching for a reliable cash-flowing asset, this property checks all the boxes—location, income potential, and long-term appreciation. With rental demand on the rise and limited inventory available, opportunities like this don't come around often.



75 MOUND RD, FORT MYERS BEACH 33931

MLS#:	226036579			**List Price:**	$799,000
Status:	Active			**List Date:**	10/09/2026
Bldg Design:	Quadraplex			**Orig Price:**	$799,000
Units In Building:	4	**Year Built:**	1966	**DOM/CDOM**	21/273
Total Buildings:				**Annual Net Op Inc:**	$135,000
Approx. Lot Size:	2,500	**Acres:**	0.308	**Gross Rent Inc.:**	$160,000
Private Pool:	No			**Annual Expenses:**	$25,000
Private Spa:	No				
Community Type:	Boating				

One or more photo(s) has been virtually staged, AI generated or rendered. PRICED TO SELL — and packed with possibilities. This oversized waterfront corner property on the highly desirable mid-to-south end of Fort Myers Beach presents a rare opportunity for investors, builders, developers, or buyers looking to create a flexible income-producing beach property with long-term upside. Set just off the main road for added privacy while still offering quick access to the beach, the property combines excellent visibility, a prominent corner location, and approximately 137 feet of canal frontage with direct Gulf access. The site previously accommodated multiple boat docks, adding even more potential for a future boating-focused retreat or rental concept. What makes this property especially compelling is the number of directions a buyer can take it. Rehabilitate the existing four legal units and operate them as short-term rentals, reimagine the site with a new multi-unit development, or start fresh with an oversized single-family residence featuring additional bedrooms designed for both personal use and strong vacation-rental potential. For the right buyer, this could become the ideal combination of second home, income property, and long-term Fort Myers Beach investment. The generous lot size provides room to think beyond what currently exists. Create a boutique four-unit waterfront compound, develop a purpose-built luxury rental property, or design a larger private residence that accommodates family, guests, and rental demand when not in personal use. Boating, beach access, rental potential, and a highly visible corner location come together in one property—just moments from the sand and positioned within an area continuing to see significant redevelopment and investment. Whether your strategy is to renovate, rebuild, hold for income, or create a future coastal retreat, this is the kind of Fort Myers Beach opportunity that gives you options from day one. Bring your vision and take advantage of the price, waterfrontage, location, and development potential. Buyer to independently verify zoning, permitting, rental regulations, dock rights, and future development possibilities.



559/563 105TH AVE N, NAPLES 34108

MLS#:	226037165			**List Price:**	$1,549,000
Status:	Active			**List Date:**	10/13/2026
Bldg Design:	Quadraplex			**Orig Price:**	$1,549,000
Units In Building:	4	**Year Built:**	1972	**DOM/CDOM**	16/16
Total Buildings:	2			**Annual Net Op Inc:**	$85,000
Approx. Lot Size:	3,300	**Acres:**	0.150	**Gross Rent Inc.:**	$130,800
Private Pool:	Yes/Below Ground, Concrete, Equipment Stay			**Annual Expenses:**	$45,800
Private Spa:	No				
Community Type:	Non-Gated				

A polished set of Naples Park Duplexes positioned exactly 1.0 mile from the beach, offering strong rental appeal, exceptional lifestyle access, and the kind of beachside investment fundamentals that remain difficult to replicate. This well-maintained property features a total of 7 bedrooms and 4 bathrooms across 4x separate residences, making it an ideal short-term rental asset, seasonal retreat, or income-producing addition to a Naples portfolio. This offering creates a rare double-lot opportunity with scale, flexibility, and enhanced long-term value. The property is thoughtfully arranged around a large courtyard and includes ample parking, brand-new fencing, and a private pool completed in 2022, giving guests and owners a true resort-style outdoor setting. Its proximity to Vanderbilt Beach, Mercato, the Ritz-Carlton, Waterside Shops, and North Naples' top restaurants makes it highly marketable for Airbnb and vacation rental demand. For investors seeking an excellent cap rate, beachside scarcity, and a low-maintenance asset in one of Naples' most coveted rental corridors, this quadplex is a standout opportunity.

Next OH: Public: Sat Oct 31, 1:00PM-4:00PM



2710 SANTA CRUZ BLVD, NAPLES 34112

MLS#:	2026034843			**List Price:**	$1,330,000
Status:	Active			**List Date:**	10/18/2026
Bldg Design:	Quadraplex			**Orig Price:**	$1,330,000
Units In Building:	4	**Year Built:**	1985	**DOM/CDOM**	11/11
Total Buildings:	1			**Annual Net Op Inc:**	$90,510
Approx. Lot Size:	7,811	**Acres:**	0.180	**Gross Rent Inc.:**	$120,240
Private Pool:	No			**Annual Expenses:**	$29,730
Private Spa:	No				
Community Type:	Non-Gated				

Fully occupied Kings Lake fourplex offered at $1,330,000 for all four separately deeded fee-simple townhome residences at 2708-2714 Santa Cruz Boulevard, not one individual unit. Approximately 4,432 SF of combined interior living area with 8 bedrooms, 8 full bathrooms and 2 dens. Includes four detached one-car garage spaces and four exterior parking spaces. Certified impact-rated windows, private outdoor areas and mature landscaping complement the established Naples setting. The separately deeded common-area/private-pool parcel, approximately 0.49 acre / 21,344 SF, is excluded from the base price. The fourplex and that parcel are available together for $1,540,000, subject to final written agreement and documented access, utility, drainage and maintenance arrangements. Both vacant development parcels are excluded from either option and are separately offered; the entire seven-parcel assemblage is also available (MLS #2026035039). The residences are tenant occupied; possession is subject to existing leases. Survey and seller-prepared operating information are available. Buyer to verify areas, included property rights, association obligations and all information. Offered AS IS, WHERE IS.

Recent: **10/19/2026 : New Listing**



2708-2714 SANTA CRUZ BLVD, NAPLES 34112

MLS#:	2026035039			**List Price:**	$2,500,000
Status:	Active			**List Date:**	08/18/2026
Bldg Design:	Quadraplex			**Orig Price:**	$2,650,000
Units In Building:	4	**Year Built:**	1985	**DOM/CDOM**	73/73
Total Buildings:	1			**Annual Net Op Inc:**	$84,745
Approx. Lot Size:	4,432	**Acres:**	1.540	**Gross Rent Inc.:**	$120,240
Private Pool:	Yes/Below Ground, Salt Water System			**Annual Expenses:**	$35,495
Private Spa:	No				
Community Type:	Non-Gated				

Rare Kings Lake offering combining immediate rental income with documented additional development potential. Seven-parcel, 1.54± acre assemblage: a fully occupied four-unit townhome building (four separately deeded fee-simple residences under one roof), a separately deeded common-area parcel with private heated saltwater pool, and two adjoining vacant development parcels. Listing includes PID #'s - 52951440000, 52951200004, 52951160005, 52951240006, 52951280008, 52951320007, 52951360009. The four residences — 8 BR / 8 BA plus 2 dens, 4,432± SF combined— feature private detached garages, secluded patios, second-level lanais on the inside units, impact-rated windows, and beautifully landscaped, lake-oriented grounds. 100% occupied on annual leases with $120,240 in annualized scheduled rent and strong tenant history. Seller has obtained a Collier County Zoning Verification Letter documenting the property's development history and the potential for additional multifamily development on the two vacant parcels, subject to applicable requirements and county approvals. Professional boundary survey, engineering documents, concept plans, and the Zoning Verification Letter are available, with additional operating information provided to qualified purchasers. Minutes to Fifth Avenue South, downtown Naples, and Gulf beaches. List price reflects the entire seven-parcel portfolio. Components also available separately: vacant west parcel (MLS #2026041176, east parcel by offer) and the fourplex (MLS# 2026034843). Well suited to investors, developers, builders, family offices, and 1031 exchange buyers. All information deemed reliable but not guaranteed; buyers to verify.

Recent: **10/16/2026 : DECR : $2,650,000->$2,500,000**



236 FAIRWEATHER LN, FORT MYERS BEACH 33931

MLS#:	2026032637			**List Price:**	$1,250,000
Status:	Active			**List Date:**	08/05/2026
Bldg Design:	Quadraplex			**Orig Price:**	$1,250,000
Units In Building:	4	**Year Built:**	1967	**DOM/CDOM**	86/86
Total Buildings:				**Annual Net Op Inc:**	$72,000
Approx. Lot Size:	1,680	**Acres:**	0.099	**Gross Rent Inc.:**	$110,000
Private Pool:	No			**Annual Expenses:**	$38,000
Private Spa:	No				
Community Type:	Non-Gated				

INVESTMENT OPPORTUNITY in Fort Myers Beach's coveted WEEKLY RENTAL zone — part of The Turtle Nest, one of the island's most beloved and well-known vacation destinations. This turnkey 4-unit quad delivers the best of both worlds: two long-term month-to-month tenants in place providing steady income, and two units in the vacation rental program capturing the island's premium weekly rates. Purchase individually or together with the neighboring Turtle Nest properties — including an additional quadplex and a duplex on a double lot with a pool — for the rare opportunity to own the complete 10-unit operation, brand, and following. Just a short walk to the beach and Times Square, on a street where walkability drives repeat bookings season after season. Thoughtfully hardened for island life with cement board replacing drywall four feet up and removable screwed-in PVC trim — smart, resilient construction built for long-term performance on a barrier island. Professionally managed, fully furnished, and turnkey from day one. With Fort Myers Beach's revitalization accelerating around the new Margaritaville Resort, this is an income-producing island asset with built-in optionality — and a legacy ready for its next owner.



230 FAIRWEATHER LN, FORT MYERS BEACH 33931

MLS#:	2026032636			**List Price:**	$1,250,000
Status:	Active			**List Date:**	08/05/2026
Bldg Design:	Quadraplex			**Orig Price:**	$1,250,000
Units In Building:	4	**Year Built:**	1967	**DOM/CDOM**	86/86
Total Buildings:				**Annual Net Op Inc:**	$67,000
Approx. Lot Size:	1,680	**Acres:**	0.096	**Gross Rent Inc.:**	$109,000
Private Pool:	No			**Annual Expenses:**	$42,000
Private Spa:	No				
Community Type:	Non-Gated				

INVESTMENT OPPORTUNITY in Fort Myers Beach's coveted WEEKLY RENTAL zone — welcome to The Turtle Nest, one of the island's most beloved and well-known vacation destinations. This is more than real estate — it's an established operation with a loyal following, glowing guest reviews, and bookings on the calendar. This turnkey 4-unit quad, offered fully furnished with vacation guests in place, can be purchased individually or together with its neighboring Turtle Nest properties — including an additional quadplex and a duplex on a double lot with a pool — giving a savvy investor the rare chance to own the complete 10-unit operation and continue the legacy. Just a short walk to the beach and the energy of Times Square, walkability keeps guests coming back year after year. The property has been thoughtfully hardened for island life: drywall replaced with cement board four feet up and removable screwed-in PVC trim throughout — smart, resilient construction built for long-term performance on a barrier island. Professionally managed and truly turnkey from day one, this is an income-producing property in one of the island's most consistent rental corridors. With Margaritaville anchoring Fort Myers Beach's remarkable revitalization and demand for weekly rentals outpacing supply, this is a rare chance to step into an operating island business guests already love. Sun, sand, and steady returns.



3365 ESTEY AVE, NAPLES 34104

MLS#:	226026942			**List Price:**	$1,049,900
Status:	Active			**List Date:**	07/22/2026
Bldg Design:	Quadraplex			**Orig Price:**	$1,100,000
Units In Building:	4	**Year Built:**	1972	**DOM/CDOM**	100/127
Total Buildings:				**Annual Net Op Inc:**	$80,000
Approx. Lot Size:	2,400	**Acres:**	0.280	**Gross Rent Inc.:**	$102,000
Private Pool:	No			**Annual Expenses:**	$22,000
Private Spa:	No				
Community Type:	No Subdivision				

UPDATED FULLY OCCUPIED FOUR-UNIT INVESTMENT OPPORTUNITY – NEVER FLOODED! Rare opportunity to own two adjacent duplexes totaling four 1-bedroom, 1-bath residences in a highly desirable central Naples location. Offering proven rental history, private on-site parking, and strong income potential, this property is well suited for investors seeking immediate cash flow with long-term appreciation. Several units have been thoughtfully updated with herringbone-pattern tile flooring, quartz countertops, modern cabinetry, stainless steel appliances, renovated bathrooms, new windows, energy-efficient mini-split A/C systems, and on-demand water heaters. Select units also feature private screened lanais, adding desirable outdoor living space for tenants. The buildings have been well maintained, with roofs replaced in 2006 and reported to be in good condition. Additional opportunities remain to further enhance rental income and overall value. Ideally located just minutes from Downtown Naples, Fifth Avenue South, Naples' world-famous beaches, Celebration Park, Publix, shopping, dining, pickleball courts, and major conveniences, the property benefits from consistent tenant demand in one of Southwest Florida's most sought-after rental markets. Whether you're expanding your investment portfolio, completing a 1031 exchange, or seeking a well-located multi-family asset with immediate income and future upside, this is a rare opportunity in the heart of Naples.



2084 MONROE AVE, NAPLES 34112

MLS#:	226001189			**List Price:**	$1,200,000
Status:	Active			**List Date:**	01/08/2026
Bldg Design:	Quadraplex			**Orig Price:**	$1,200,000
Units In Building:	4	**Year Built:**	1987	**DOM/CDOM**	293/293
Total Buildings:	1			**Annual Net Op Inc:**	$70,500
Approx. Lot Size:	3,200	**Acres:**	0.330	**Gross Rent Inc.:**	$88,800
Private Pool:	No			**Annual Expenses:**	$18,300
Private Spa:	No				
Community Type:	Non-Gated				

Investment property with four units, 3 two bedrooms and 1 one bedroom. Located close to downtown Naples and beach in growing market area for growth and development. Property has been developed over many years in various stages expanding to the current structure. All leases are annual in nature.



2264 WASHINGTON AVE, NAPLES 34112

MLS#:	225080867			**List Price:**	$1,250,000
Status:	Active			**List Date:**	11/21/2025
Bldg Design:	Quadraplex			**Orig Price:**	$1,250,000
Units In Building:	4	**Year Built:**	1972	**DOM/CDOM**	343/343
Total Buildings:	2			**Annual Net Op Inc:**	$74,642
Approx. Lot Size:	3,000	**Acres:**	0.330	**Gross Rent Inc.:**	$85,200
Private Pool:	No			**Annual Expenses:**	$10,558
Private Spa:	No				
Community Type:	Non-Gated				

Investment opportunity in downtown Naples. Great location, walkable to shopping, work and beaches. Very popular 2 bedroom, 1 bath units. The four units are divided into two duplexes on one lot. Great parking for all units. Easy to care for yard and buildings. Each unit has its own storage room with washer and dryer hook-ups. Annual leases in place for three of the units. We are leaving one available for easy showing and plan to replace the long term tenant if a buyer/owner does not want to occupy the last unit. Renovations were made in 2022, so its in really nice condition compared to others in the market.



1840 LAFAYETTE ST, FORT MYERS 33901

MLS#:	2026020312			**List Price:**	$599,900
Status:	Active			**List Date:**	05/06/2026
Bldg Design:	Quadraplex			**Orig Price:**	$699,000
Units In Building:	4	**Year Built:**	1988	**DOM/CDOM**	176/176
Total Buildings:				**Annual Net Op Inc:**	$39,162
Approx. Lot Size:	0	**Acres:**	0.231	**Gross Rent Inc.:**	$58,800
Private Pool:	No			**Annual Expenses:**	$15,522
Private Spa:	No				
Community Type:	Non-Gated				

Excellent opportunity to own a well-located 4-unit apartment building just minutes from downtown. Each unit features a spacious 2-bedroom, 1-bath layout with functional floor plans designed for comfortable living. The front unit also includes a 1 car garage. This property offers strong rental appeal with convenient access to shopping, dining, entertainment, public transportation, and major commuter routes. Ideal opportunity for investors seeking steady income potential or owner-occupants looking to live in one unit while generating rental revenue from the others. Tenants will appreciate the proximity to downtown amenities while enjoying the comfort of a residential neighborhood setting.

5519 SEVENTH AVE, FORT MYERS 33907



MLS#:	2026042536			**List Price:**	$549,900
Status:	Active			**List Date:**	10/08/2026
Bldg Design:	Quadraplex			**Orig Price:**	$549,900
Units In Building:	4	**Year Built:**	1971	**DOM/CDOM**	22/22
Total Buildings:				**Annual Net Op Inc:**	$50,325
Approx. Lot Size:	3,200	**Acres:**	0.275	**Gross Rent Inc.:**	$55,740
Private Pool:	No			**Annual Expenses:**	$5,415
Private Spa:	No				
Community Type:	Non-Gated				

Four-unit income property at 5519-5525 Seventh Ave in Pine Manor, central Fort Myers. Four 2-bedroom/1-bath units, all leased, bringing in $4,645/month ($55,740/year) in gross rent. Unit 5519 was recently remodeled with new white shaker kitchen cabinets, large-format porcelain tile throughout, an updated bath and fresh paint. Concrete block construction, one parcel, central water and sewer, and tenants pay their own water and electric. A turnkey investment close to shopping, dining and major roads. Seller is a licensed Florida real estate broker.