

Hamptons

INTERNATIONAL



27673 Los Amigos Ln, Bonita Springs, FL 34135

4  4 

£410,000

(\$550,000)


Property details



Key features

- **Cooling: Central A/C**

Attributes

 **Near to beach**

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Description

Spacious duplex with over 2,200 total square feet under A/C in the Heart of Bonita Springs--1.2 miles to Downtown Bonita and 3 miles to Bonita Beach. NO FLOOD ZONE! Currently, one side is rented on an annual lease for \$2,600/month. The other side is owner-occupied. This property, fully rented, would NET (after expenses) \$53,000 ANNUALLY, making it a 9.6% CAP RATE as an annual rental and potentially more as a short-term rental. The ROOF WAS REPLACED in 2021 and BOTH A/Cs WERE REPLACED in 2020/2021. Backyard privacy fence between each side was also just installed. Downtown Bonita Springs is fast-growing as a main entertainment hub in SWFL, with new venues like Sugarshack Downtown, Rooftop at Riverside and The Bohemian, with many other restaurants on the way. Now is your chance to make a solid investment in a booming city!









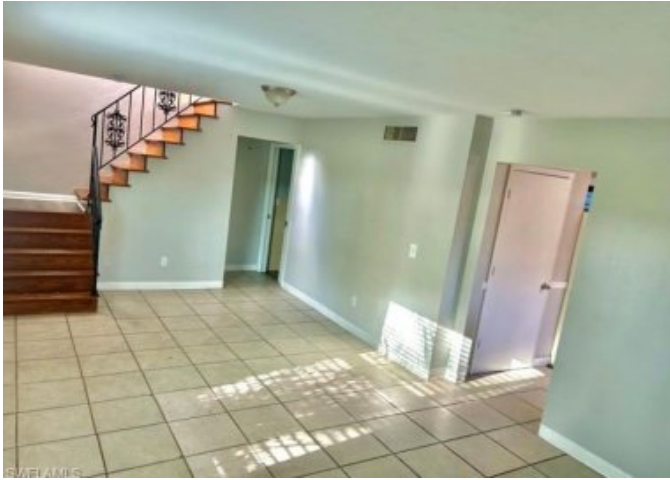




SWFLAMLS







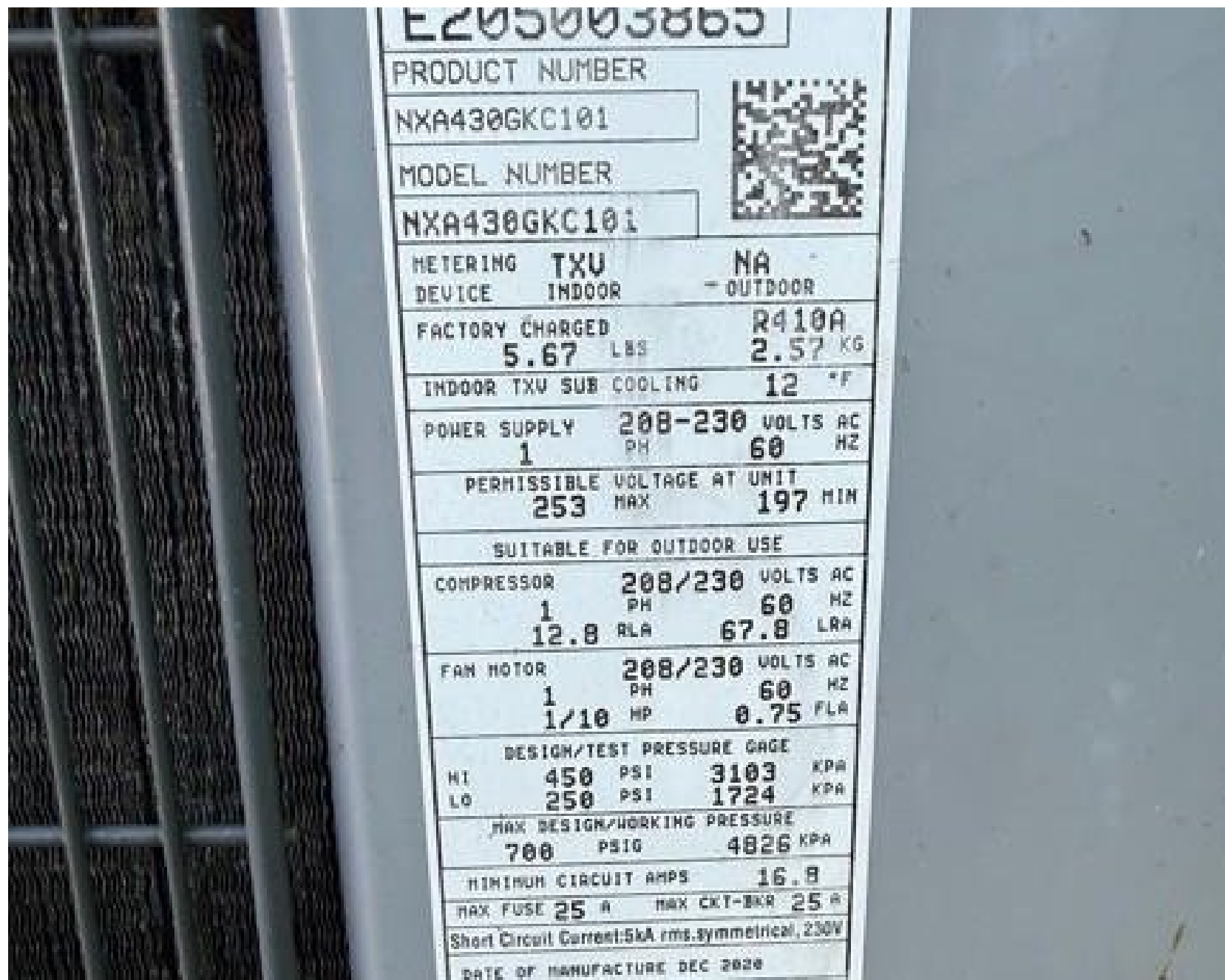


SWFLAMLS





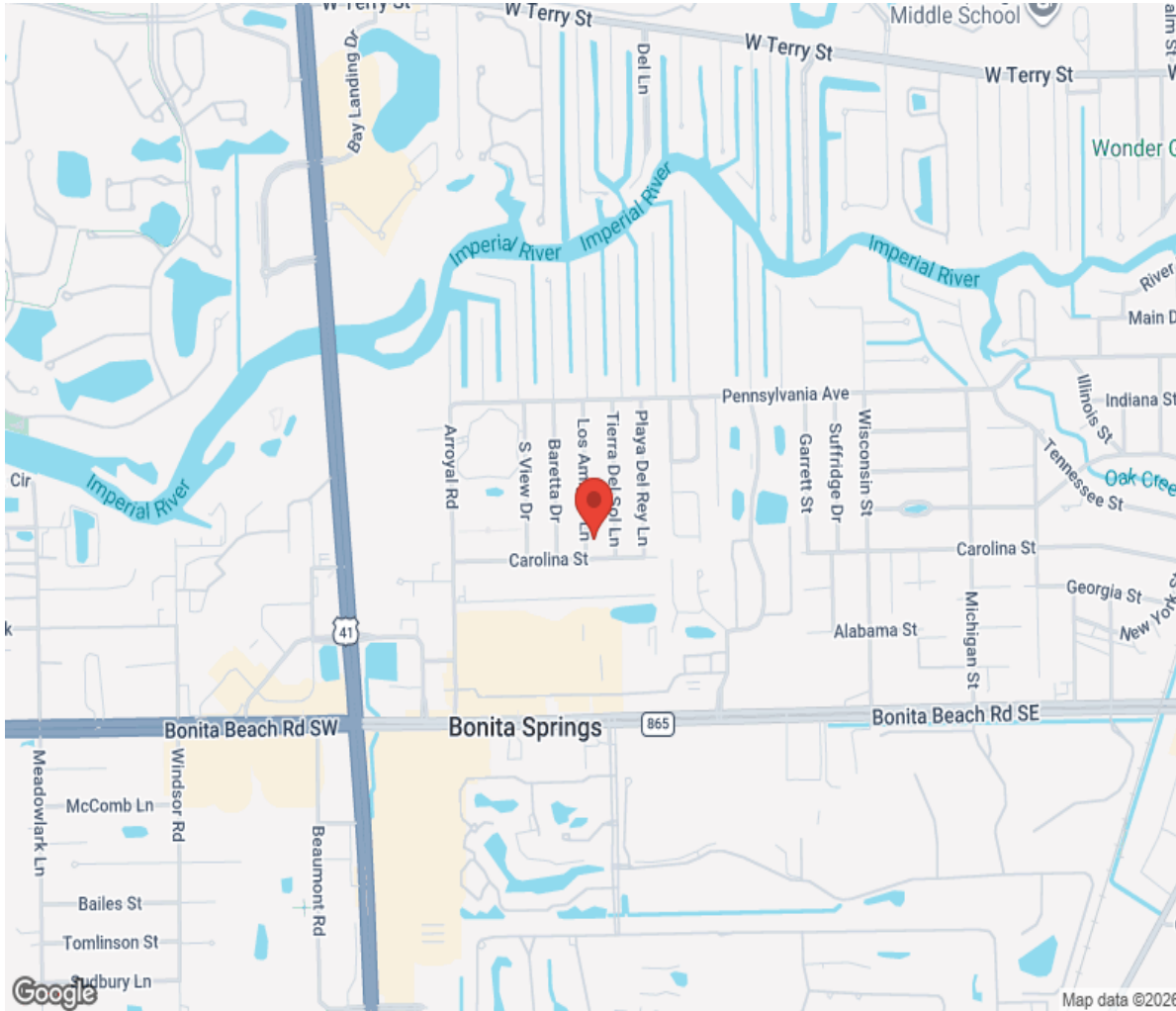








Location



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