



4657 25th St SW

4657 25th St SW, Lehigh Acres, FL 33973



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4657 25th St SW

\$499,000

Investment Opportunity:

Brand New 2025 Duplex in High-Growth Lehigh Acres Secure a high-yield asset in one of South Florida's fastest-growing markets. This brand-new duplex is 100% occupied with 18-month leases, offering immediate, turnkey cash flow for the savvy investor.

Financial & Property Advantages:

Zero HOA

Zero Water fee, just pay for equipment maintenance, \$40 per month approx.

Separated FPL meters per unit.

Impact Windows already

No Flood Insurance Required, Zone X, saving you thousands in annual operating expenses.

Low Insurance Costs; New 2026 construction qualifies...

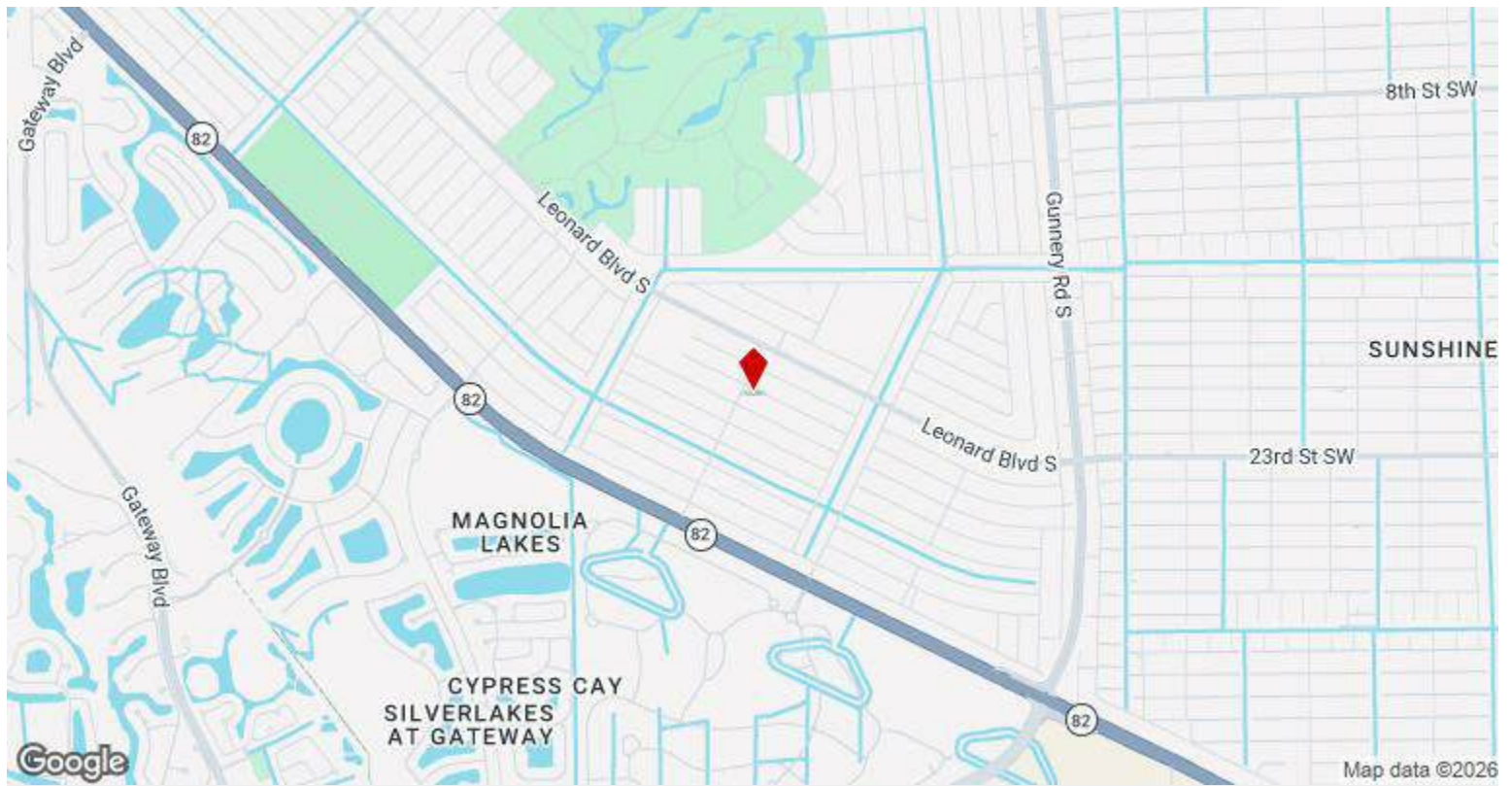
- Brand new duplex
- Lots Natural Light
- Just minutes away from Naples, FT Myers, Cape Coral and Sarasota



Price:	\$499,000
No. Units:	2
Property Type:	Multifamily
Apartment Style:	Single Family Home
Sale Type:	Investment
Cap Rate:	8.00%
Lot Size:	0.23 AC
Gross Building Area:	2,450 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	2025
Parking Ratio:	1.63/1,000 SF
APN / Parcel ID:	05-45-26-04-00007.0020
Walk Score ®:	20 (Somewhat friendly)

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
3+2	2	\$1,950	1,125



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Property Photos



DAJ02323-Mejorado-NR



DAJ02289-4-Mejorado-NR-2

Property Photos



DAJ02293-Mejorado-NR



DAJ02297-Mejorado-NR

Property Photos



DAJ02300-Mejorado-NR



DAJ02302-Mejorado-NR

Property Photos



DAJ02304-Mejorado-NR



DAJ02307-Mejorado-NR

Property Photos



Master Room



Master Room 2

Property Photos



Property Photos



DAJ02352-Mejorado-NR



DAJ02358-Mejorado-NR

Property Photos



DAJ02359-Mejorado-NR



DAJ02362-Mejorado-NR

Property Photos



DAJ02332-Mejorado-NR



DAJ02344-Mejorado-NR

Property Photos



DAJ02343-Mejorado-NR



DAJ02341-Mejorado-NR

Property Photos



Property Photos



DAJ02335-Mejorado-NR



DAJ02335-Mejorado-NR

Property Photos



DAJ02306-Mejorado-NR