

\$795,000

SINGLE FAMILY RESIDENCE

549 94th AVE N

549 549 94th Avenue N Avenue, Naples, Florida, 34108, United States

Property Details

Type	Single Family Residence
MLS #	226017125
Bedrooms	4
Building size	1525 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	2
Floor	1
Exterior	Block
Interior	Tile

Description

Rarest opportunity in Naples Park! A clean, income-producing duplex positioned within immediate reach of Vanderbilt Beach, offering durability today and strategic upside tomorrow. This two-unit asset is configured with mirrored 2BR, 1BA residences, both currently occupied by long-term tenants, delivering consistent baseline cash flow from day one. The structure is straightforward and efficient, with ample off-street parking, solid construction, and a layout that lends itself seamlessly to either continued long-term leasing or a transition into short-term rental use. What elevates this property beyond a standard duplex is its adjacency to a proven, high-performing rental asset. The shared driveway and cohesive positioning alongside the neighboring triplex create a rare opportunity to control contiguous inventory in a submarket where scale is nearly impossible to assemble. The seller is open to packaging this property with 541 94th Ave N, forming a five-unit portfolio with a balanced mix of stabilized income and high-yield short-term rental potential. From a strategic standpoint, the flexibility is compelling. Maintain the current tenancy for predictable returns, reposition for short-term rental optimization, or occupy one unit while the remaining doors offset carrying costs. Recent improvements across the combined properties, including updated systems, a new roof, and refreshed interiors, reduce near-term capital expenditure and allow for immediate operational focus. Located west of US-41 with walkable access to dining, retail, and entertainment, this asset sits in one of North

Naples' most resilient rental corridors. Demand from both seasonal and annual tenants remains strong, supporting long-term appreciation and income stability. For an investor seeking a low-friction entry with expansion upside or a 1031 exchange into a coastal, income-generating asset, this duplex represents a disciplined, high-conviction acquisition.

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