

## Multi-Family and Commercial Land

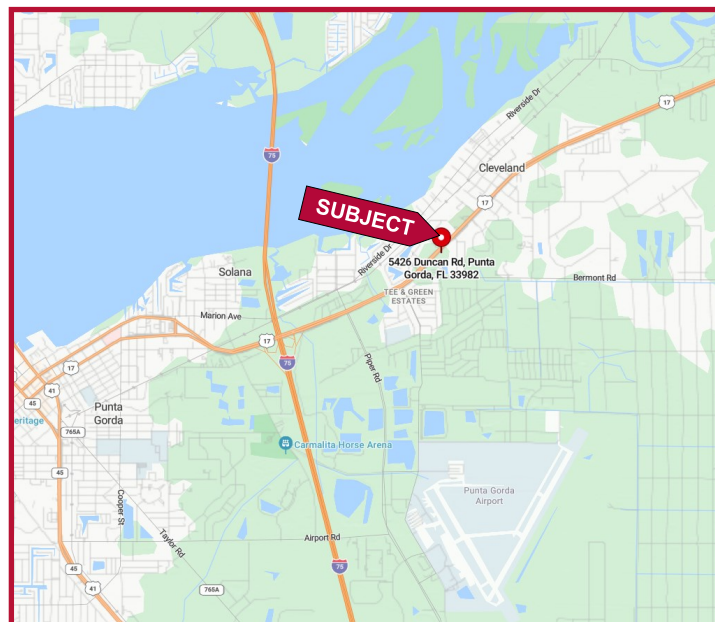


THE  
ROSS REALTY  
GROUP, INC.  
COMMERCIAL SALES AND LEASING



- ❖ 13.53 Acres (MOL)
- ❖ 9.58 Acres of Multi-Family plus 3.95 acres of Commercial Land
- ❖ Municipal Water and Sewer hookups are available from Duncan Rd
- ❖ 680' of frontage on Duncan Rd zoned CG
- ❖ 390' of frontage on Bermont Rd zoned RMF-12
- ❖ Folio Number: 402334452003 Charlotte County
- ❖ 2024 Real Estate Taxes \$14,788.97
- ❖ **ASKING PRICE: \$3,400,000.00**

## LOCATION MAP



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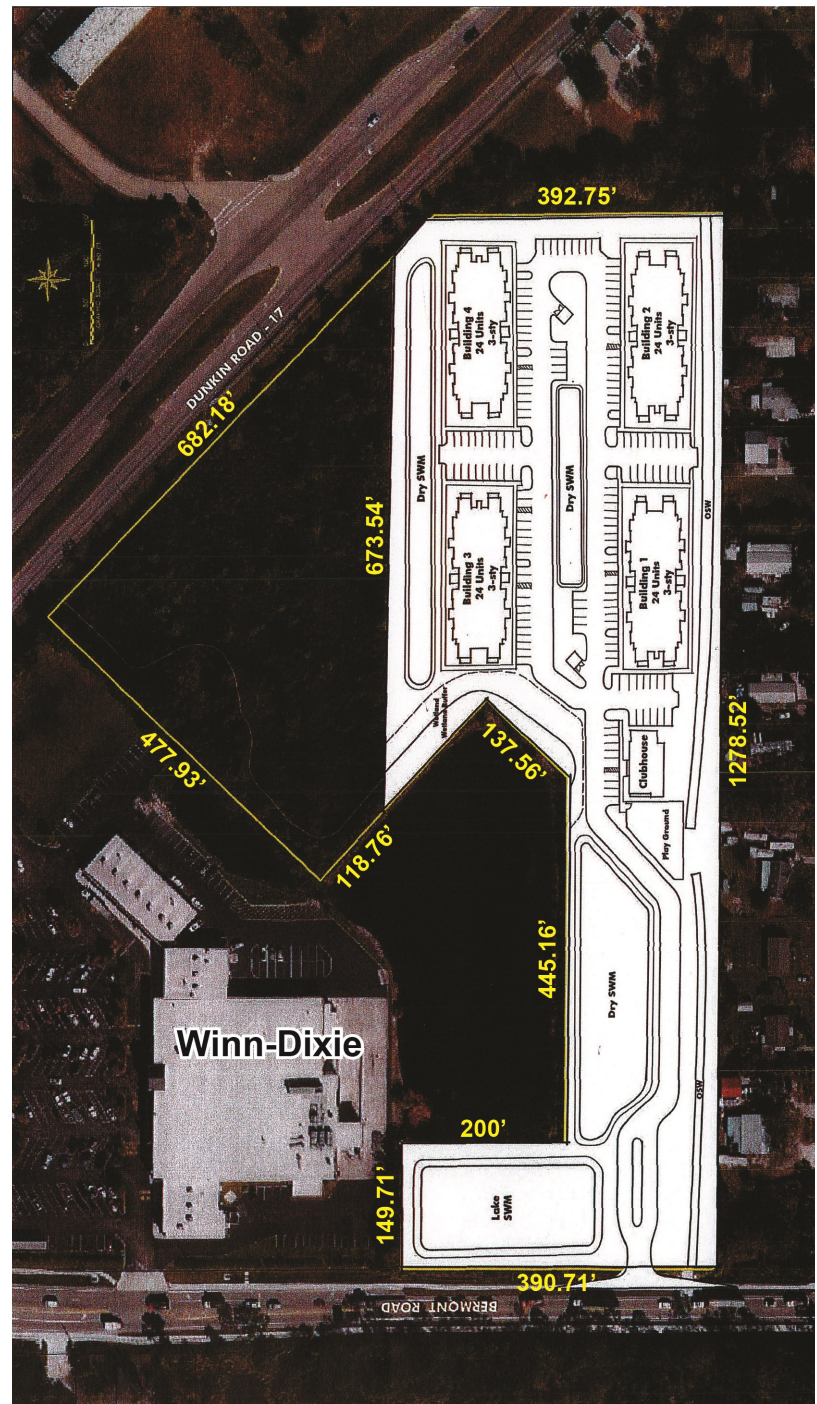
**ROSS REALTY GROUP, INC.**  
Westshore Square  
4600 W. Cypress St., Suite 525  
Tampa, FL 33607



FOR SALE

## Multi-Family and Commercial Land

5426 Duncan Rd and 27750 Bermont Rd., Punta Gorda, FL 33982



- ❖ Zoning: Charlotte County RMF 12-Residential Multi Family and CG-Commercial General which allows for mixed use residential and Retail/Office
- ❖ Residential multi-family land site previously planned for 96 Apartment units with Club House
- ❖ New Whistle Express Car Wash at the intersection of Duncan Road and Bermont Road
- ❖ Utilities:  
Water/Sewer/Trash: City of Punta Gorda  
Electric: Florida Power & Light
- ❖ Property wraps around an existing Winn-Dixie anchored center – Cleveland Market Place
- ❖ Located in Flood Zone AE and X

### 2024 Demographics

|                          | 1-mile   | 3-miles  | 5-miles  |
|--------------------------|----------|----------|----------|
| Total Population         | 1,889    | 11,456   | 43,044   |
| Total Households         | 871      | 5,038    | 20,617   |
| Average Household Income | \$64,710 | \$71,100 | \$85,727 |