



2416 - 2418 Xelda Ave N. Lehigh Acres

2418 Xelda Ave N, Lehigh Acres, FL 33971



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2416 - 2418 Xelda Ave N. Lehigh Acres

\$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...

- No HOA
- FPL Separated meters
- Impact Windows
- Ceramic tiles and modern kitchen



Price:	\$499,000
No. Units:	2
Property Type:	Multifamily
Building Class:	A
Sale Type:	Investment
Cap Rate:	8.01%
Lot Size:	0.23 AC
Gross Building Area:	2,242 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	2025
Parking Ratio:	1.78/1,000 SF
APN / Parcel ID:	22-44-26-03-00006.0050
Walk Score ®:	1 (Car-Dependent)

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
3+2	2	\$2,000	1,121



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Property Photos



Property Photos



DJV01715

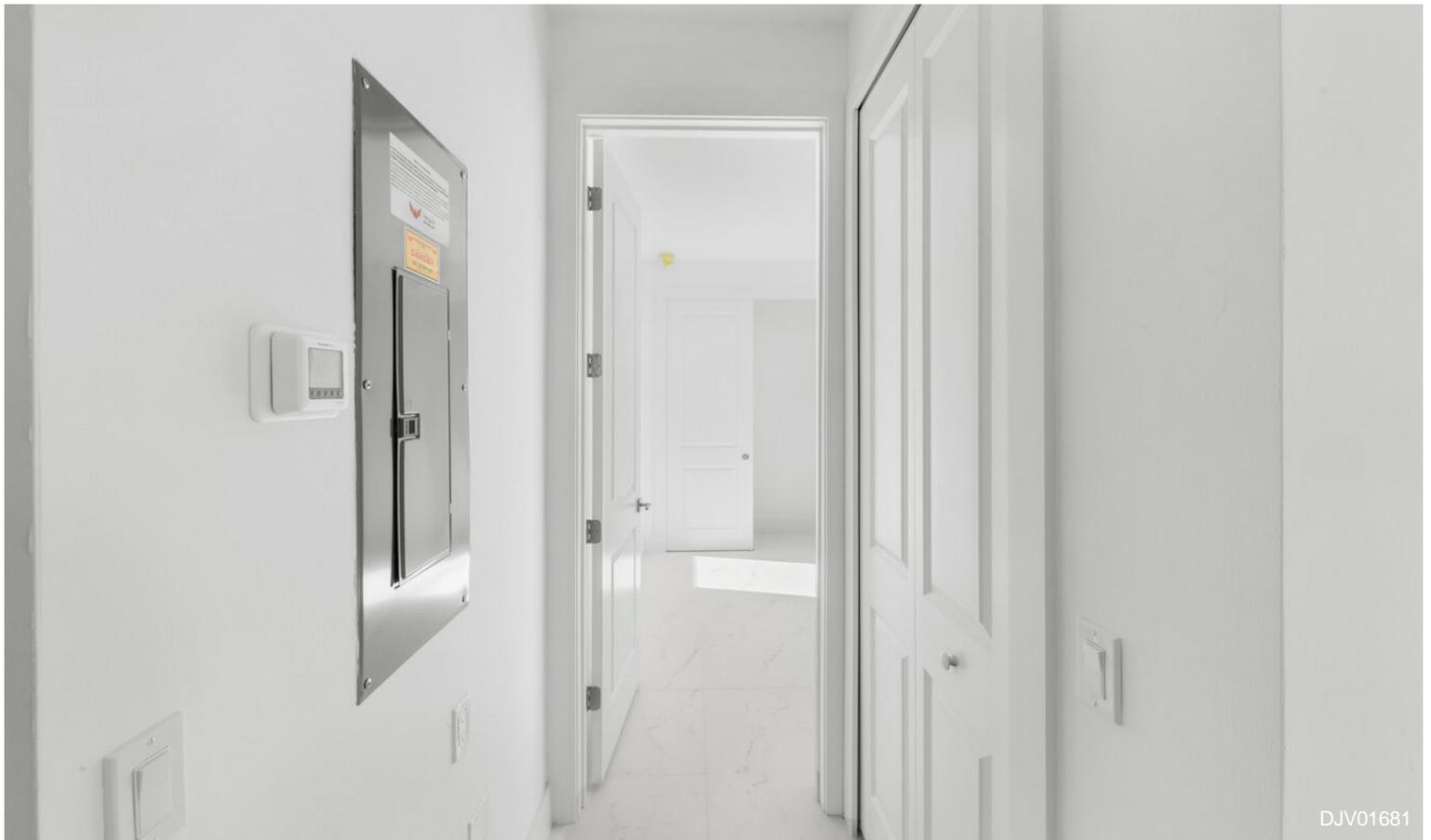


DJV01690

Property Photos



DJV01700



DJV01681

Property Photos



DJV01666



DJV01695

Property Photos

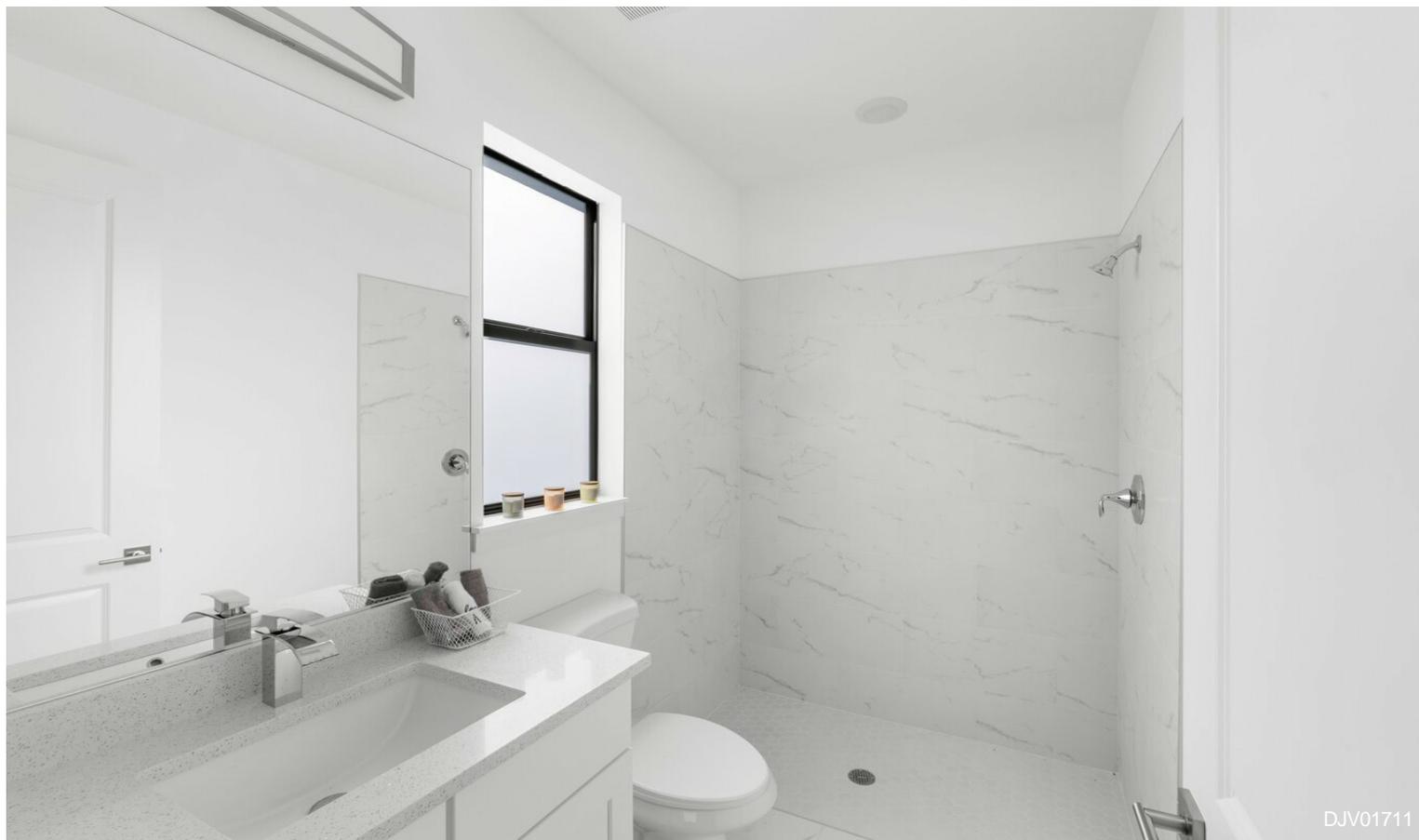


DJV01676



DJV01671

Property Photos



Property Photos



Property Photos



DAJ02317-Mejorado-NR

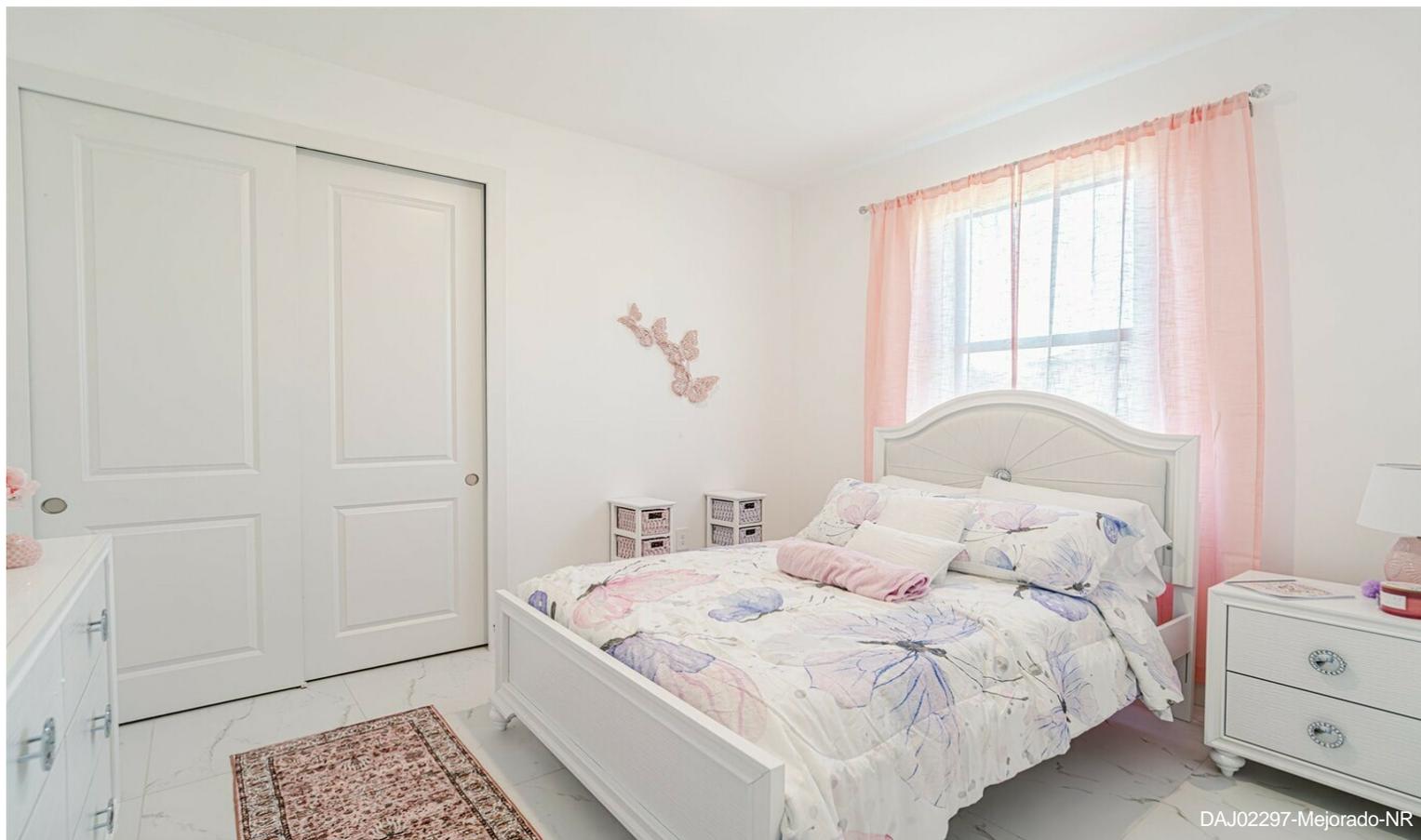


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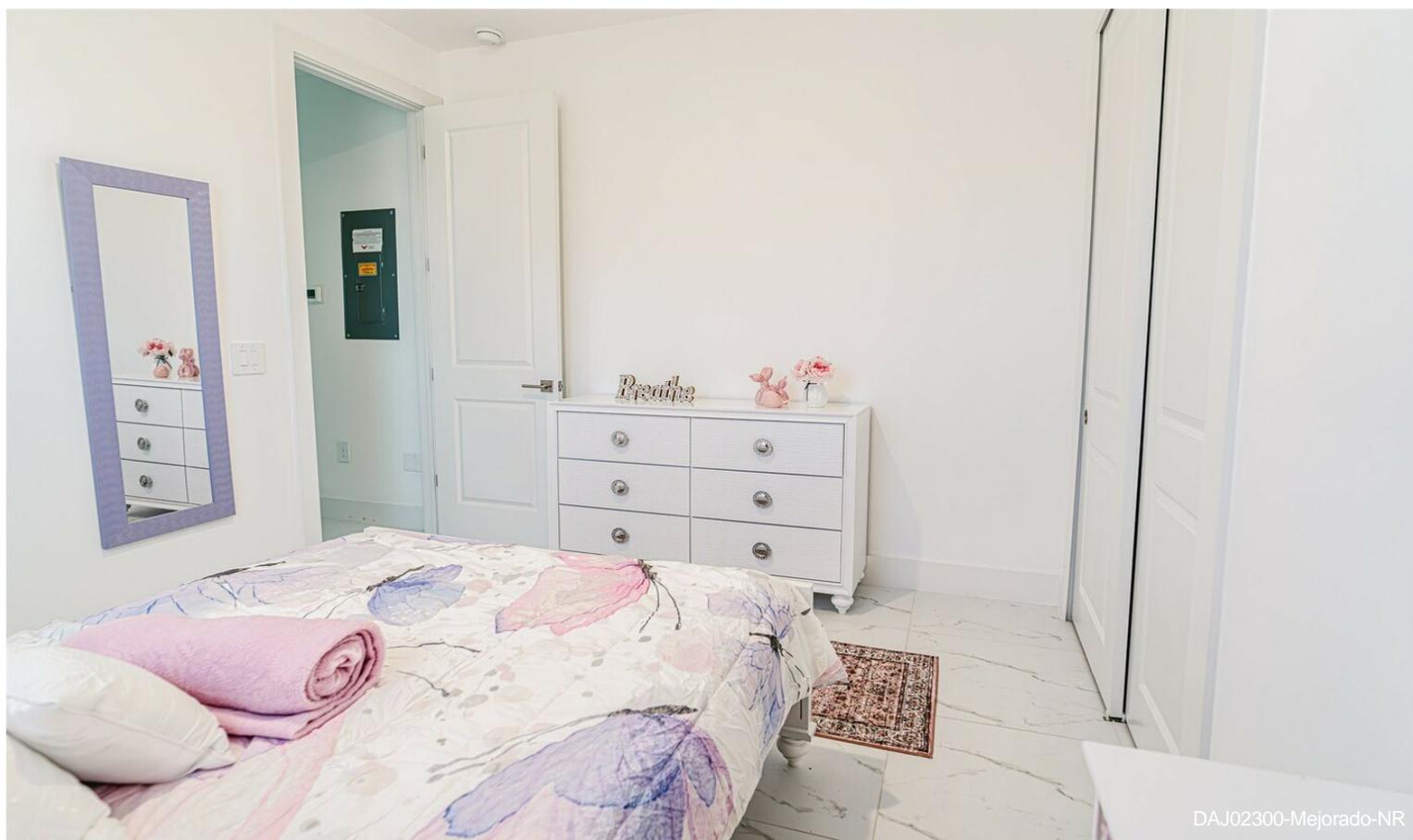
Property Photos



Property Photos

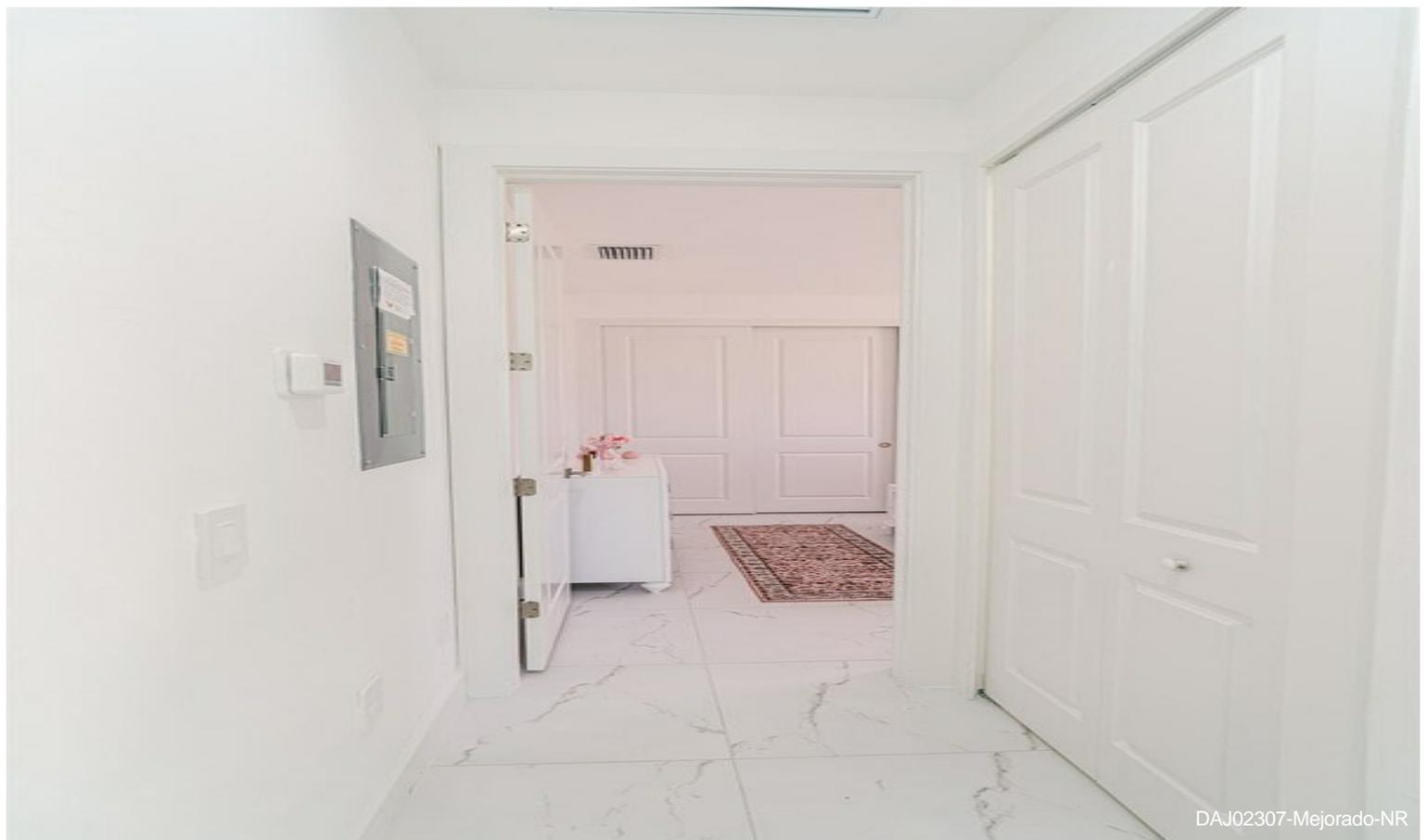
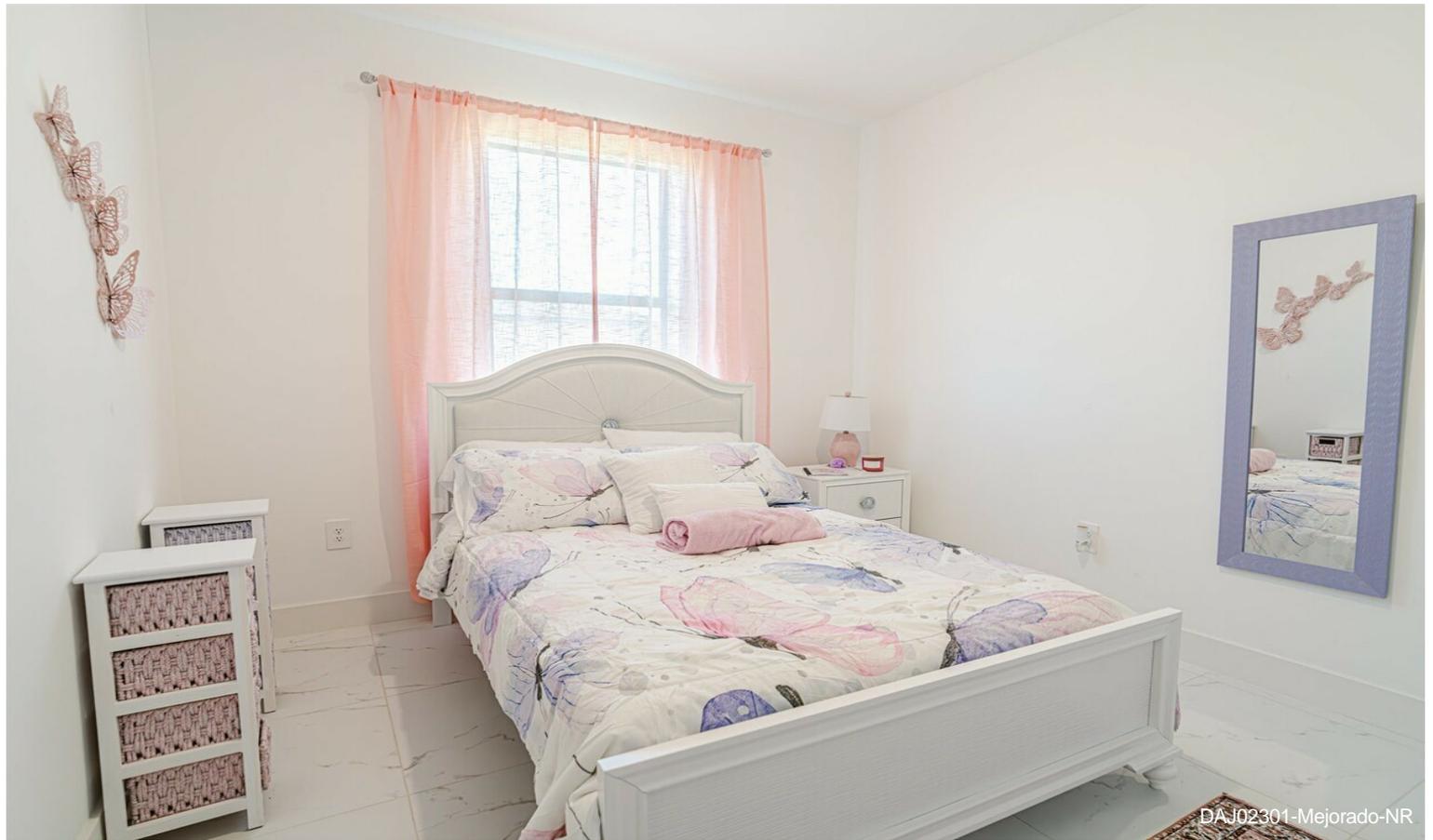


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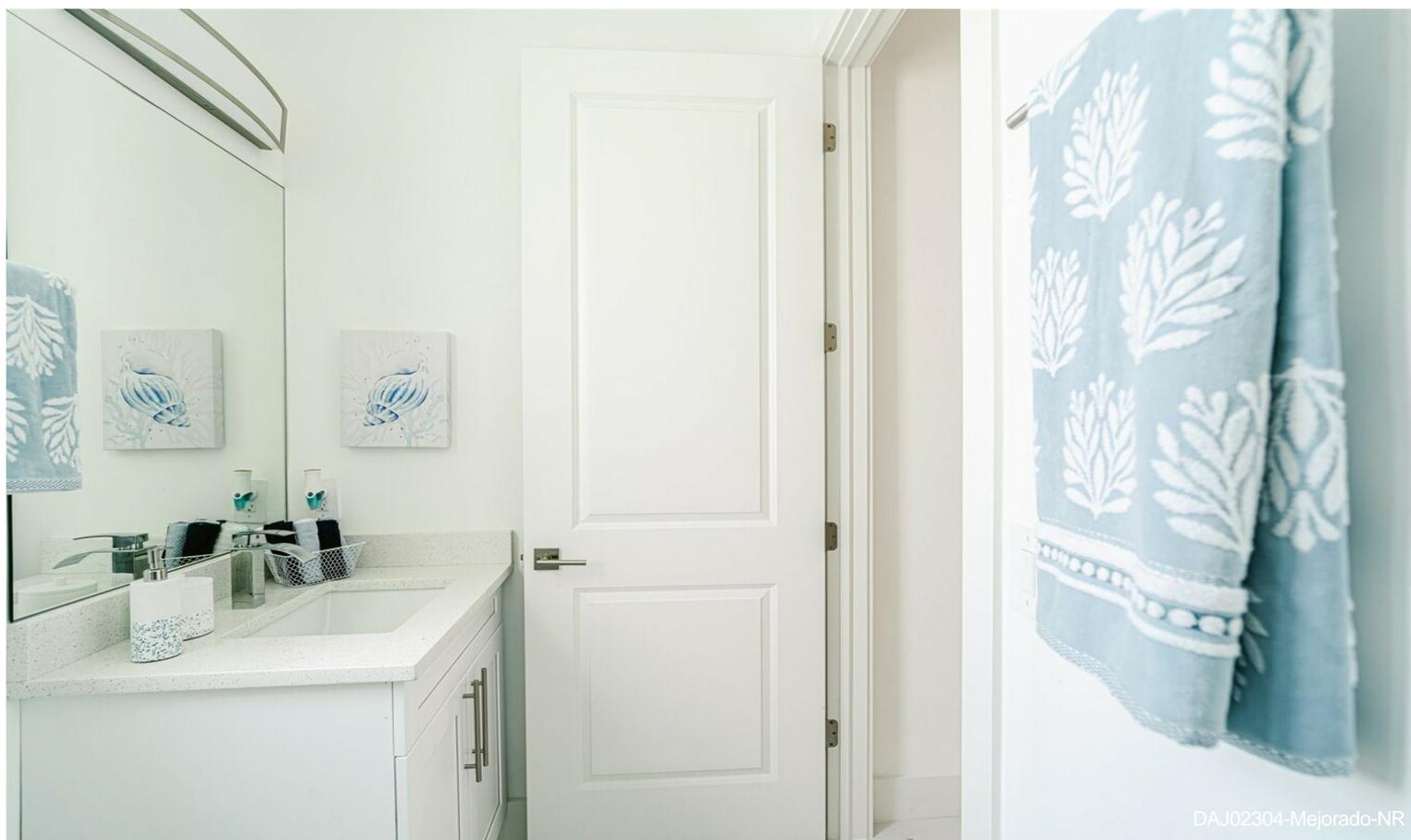


DAJ02300-Mejorado-NR

Property Photos



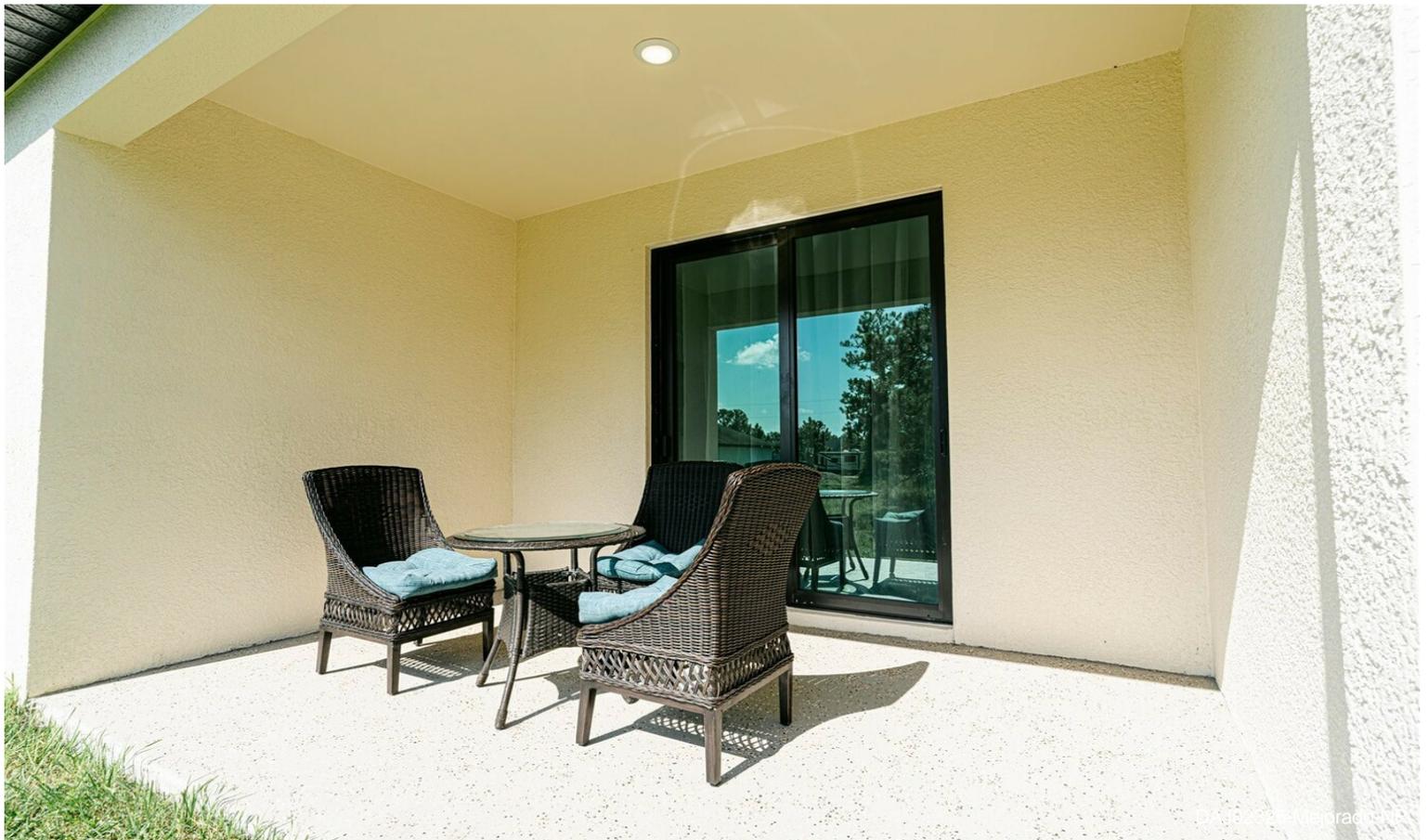
Property Photos



Property Photos



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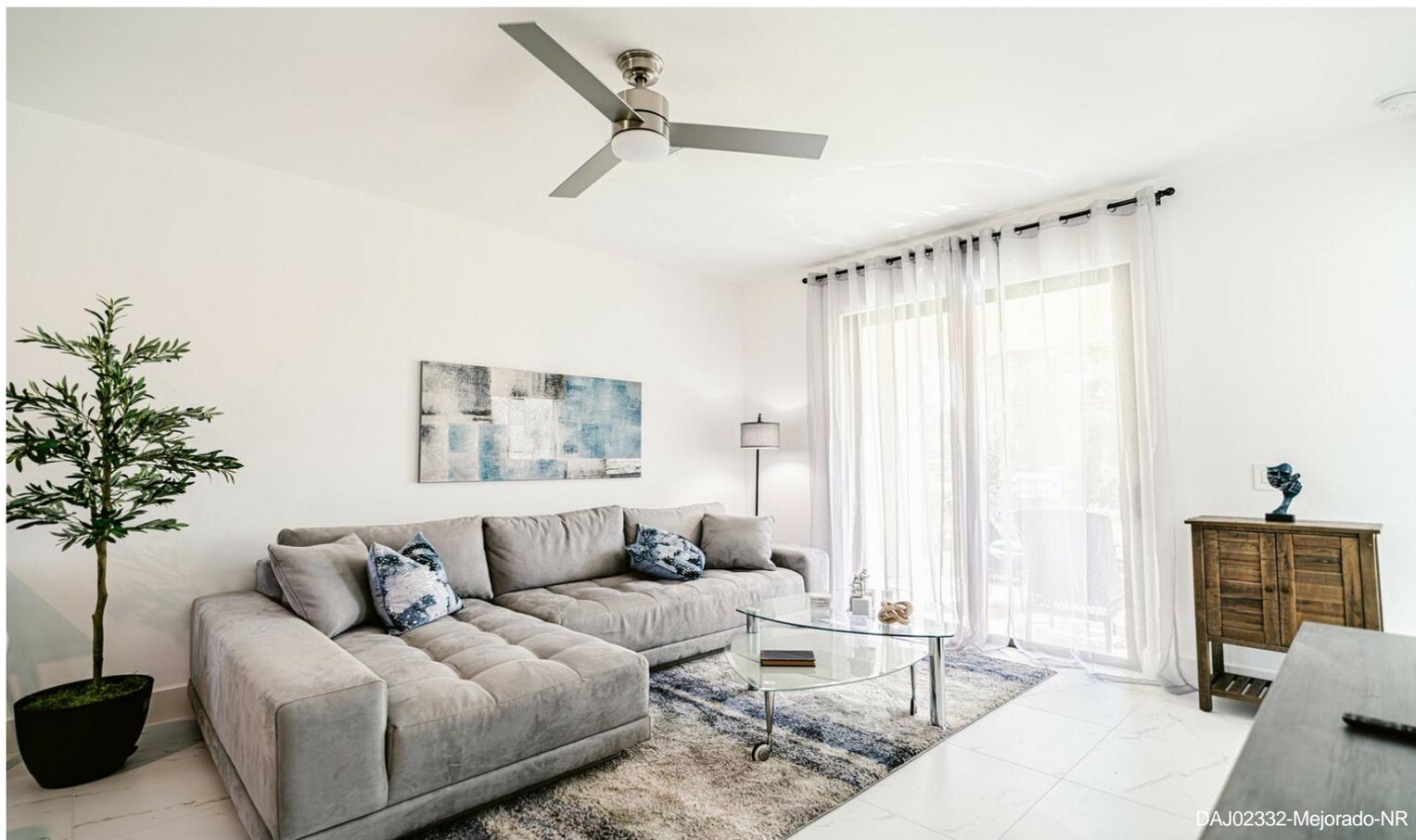


DAJ02306-Mejorado-NR

Property Photos



DAJ02327-Mejorado-NR



DAJ02332-Mejorado-NR

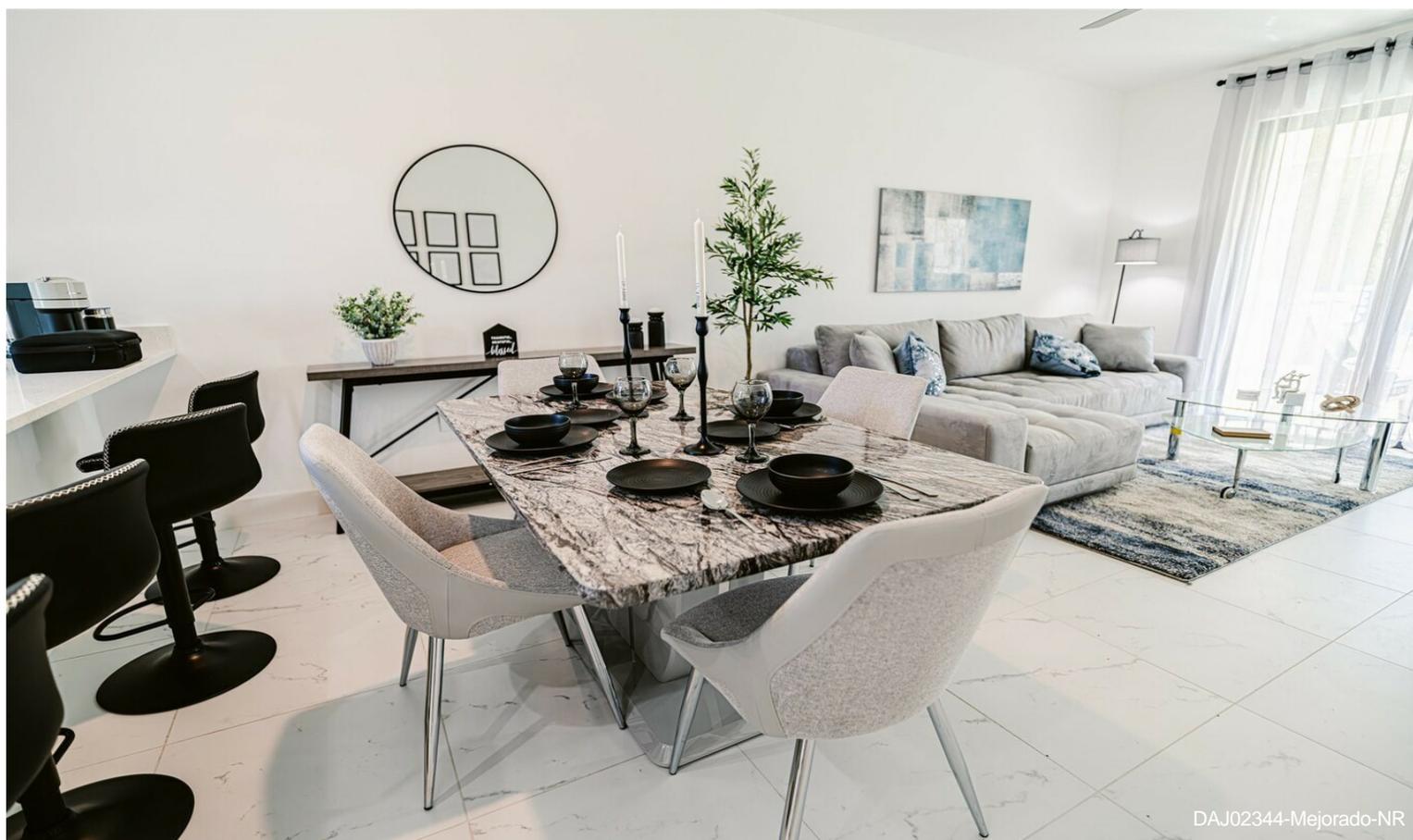
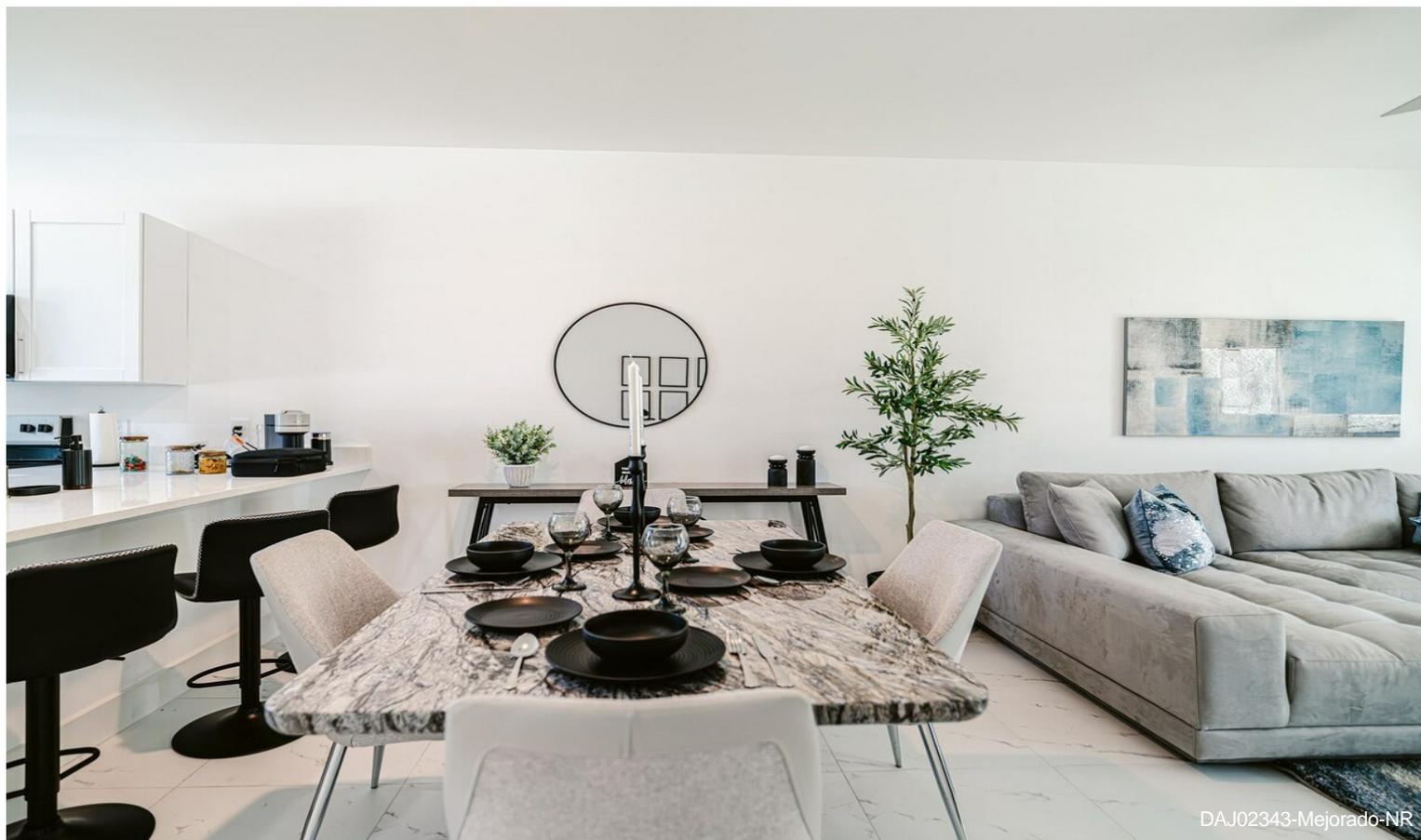
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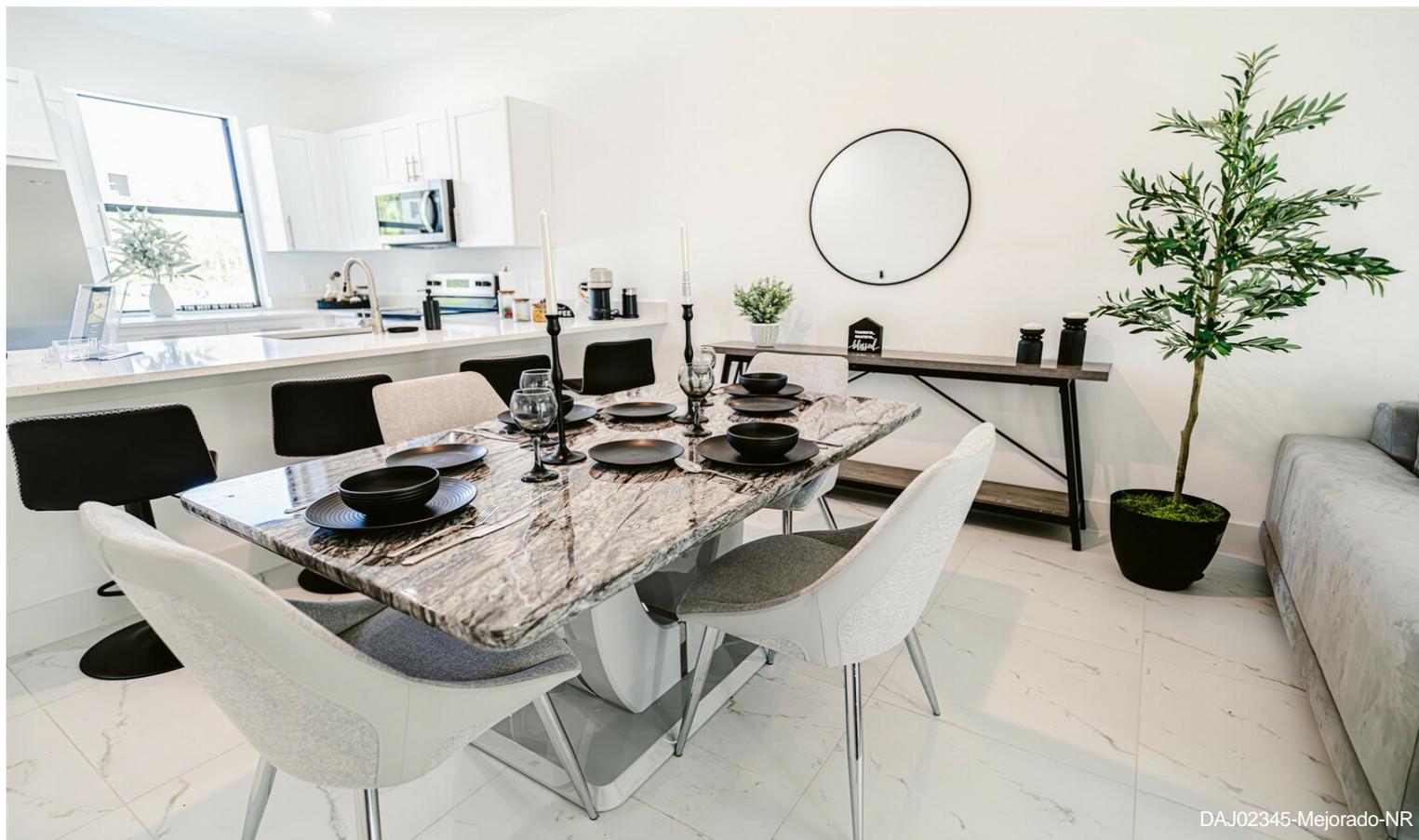
Property Photos



Property Photos



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Property Photos



DAJ02352-Mejorado-NR



DAJ02357-Mejorado-NR

Property Photos



DAJ02358-Mejorado-NR



DAJ02359-Mejorado-NR

Property Photos



DAJ02361-Mejorado-NR



DAJ02362-Mejorado-NR

Property Photos



DAJ02364-Mejorado-NR



DAJ02366-Mejorado-NR