

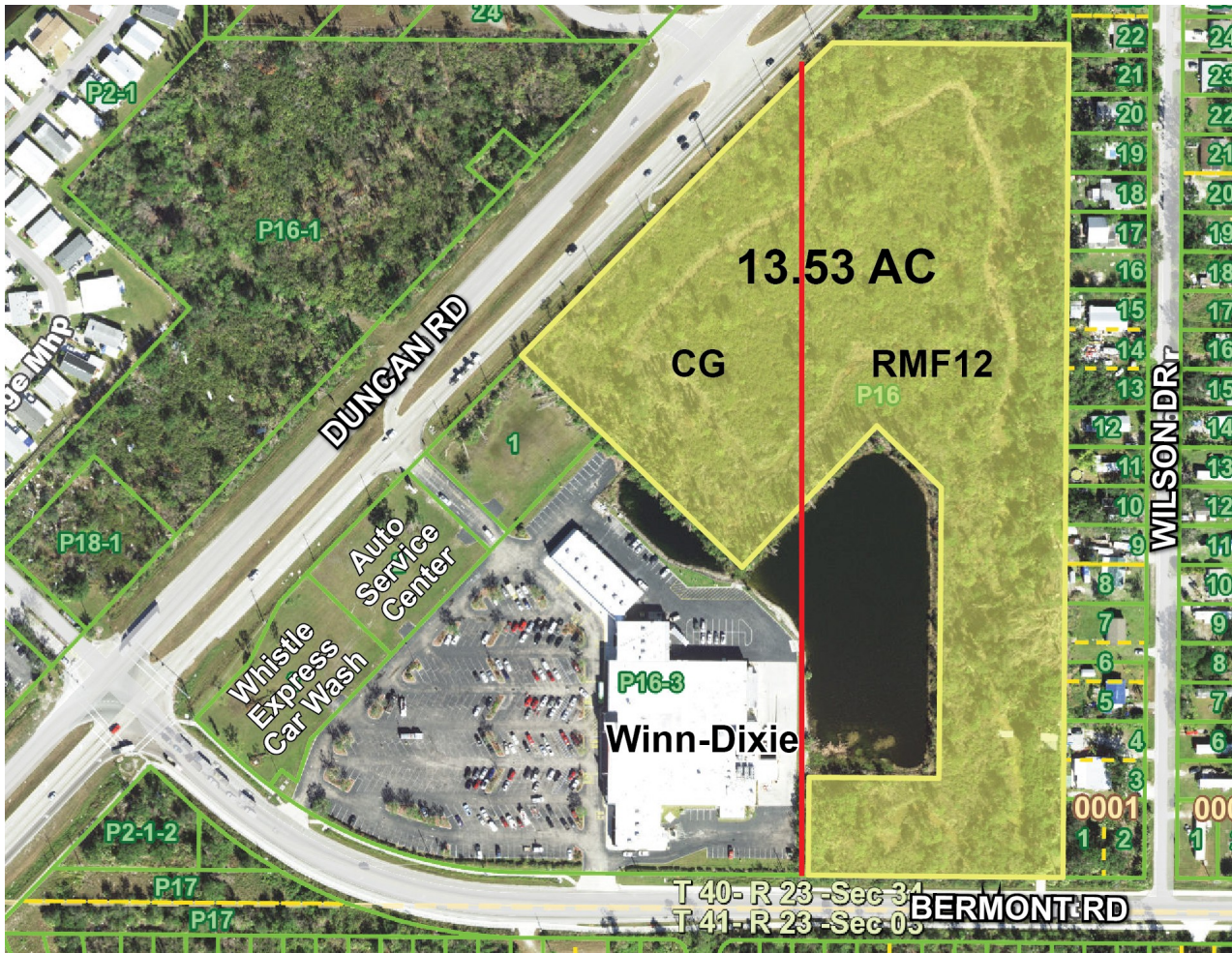
FOR SALE

# Multi-Family and Commercial Land

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



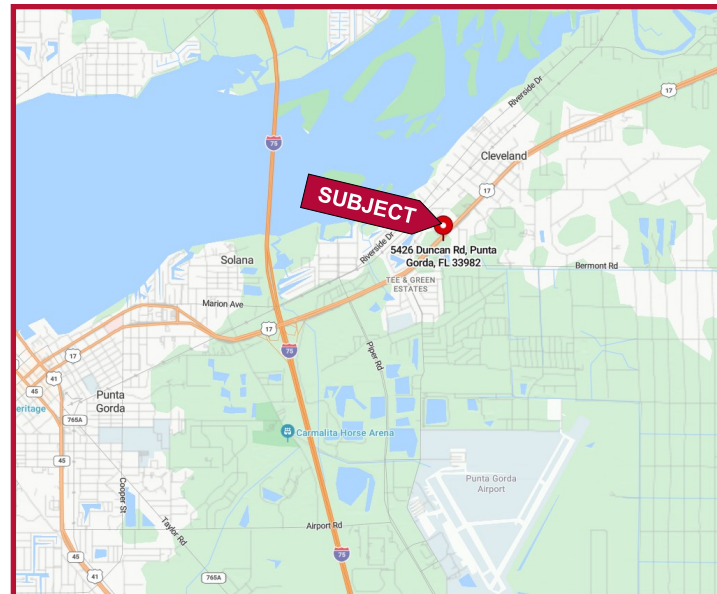
THE  
**ROSS REALTY**  
GROUP, INC.  
COMMERCIAL SALES AND LEASING



## FEATURES

- ❖ 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
- ❖ 2025 Real Estate Taxes \$15,496.00
- ❖ **ASKING PRICE: \$3,400,000.00**

## LOCATION MAP

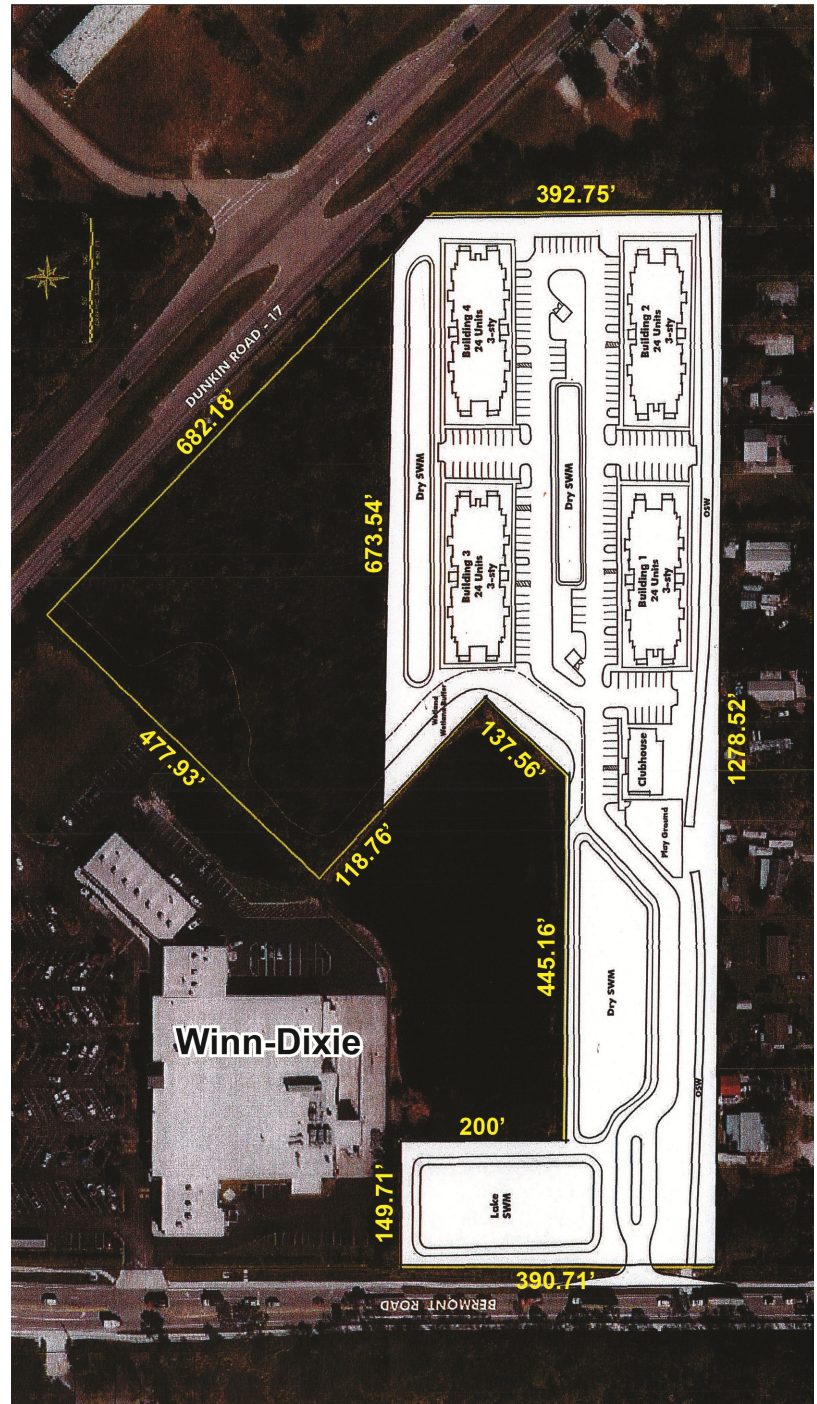


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**ROSS REALTY GROUP, INC.**  
Westshore Square  
4600 W. Cypress St., Suite 525  
Tampa, FL 33607





- ❖ 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 and Auto Service Ctr.
- ❖ 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

2025 Demographics			
	1-mile	3-miles	5-miles
Total Population	2,061	11,843	46,533
Total Households	982	5,282	22,699
Average Household Income	\$79,618	\$79,167	\$97,813

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