

FOR SALE

Multi-Family and Commercial Land

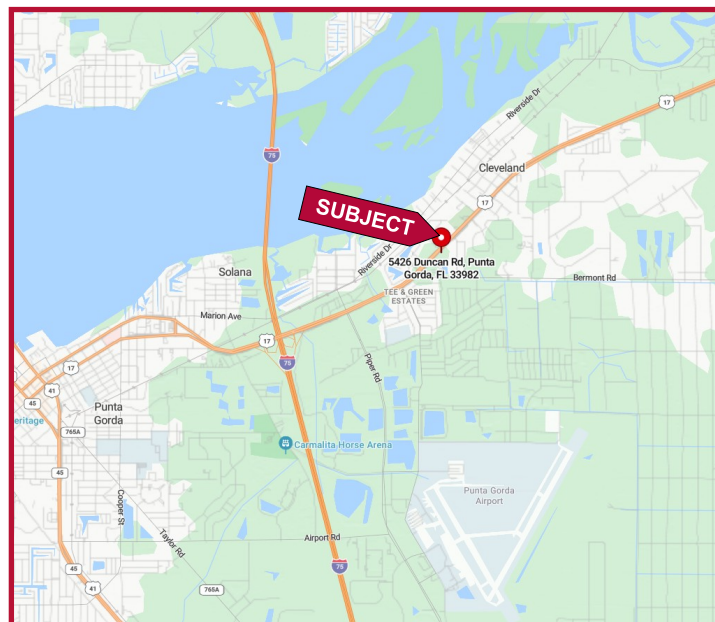
5426 Duncan Rd and 27750 Bermont Rd., Punta Gorda, FL 33982



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
- ❖ 2014 Real Estate Taxes \$14,788.97
- ❖ **ASKING PRICE: \$3,400,000.00**

LOCATION MAP



Elliott M. Ross, CCIM
O: 813.755.6700
C: 727.639.3800
elliott@rossrealtytampabay.com

Chris Shryock
O: 813.755.6700
C: 727.412.5166
chris@rossrealtytampabay.com

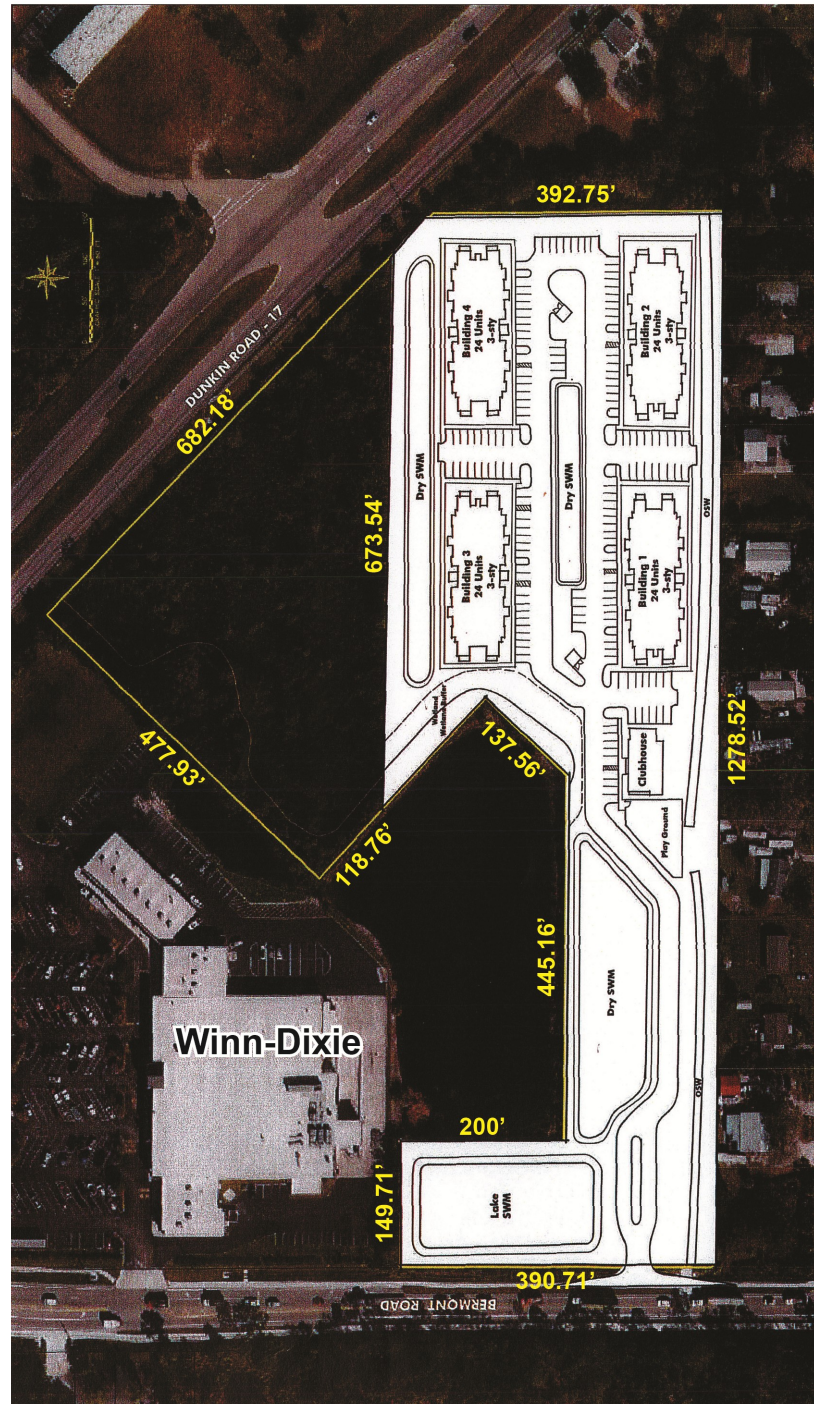
ROSS REALTY GROUP, INC.
Henderson Centre
3902 Henderson Blvd. Suite 203
Tampa, FL 33629



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- ❖ 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

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