

\$429,000 - 2461 Sw Highway 17, ARCADIA

MLS® #C7507040

\$429,000

0 Bedroom, 0.00 Bathroom, 1,755 sqft

Commercial Sale on 0.48 Acres

N/A, ARCADIA, FL

This is the kind of property you NEVER findâ€”until now! Zoned industrial light and sitting in the heart of Floridaâ€™s booming commerce hub (Fort Myers, Bradenton, Sarasota, Punta Gorda), this is the ultimate work-live-play opportunity. Positioned along major highways and state roads, this property gives you unmatched exposure for your business while offering a dream setup for your personal life. Letâ€™s start with the massive 5000 sq ft former automotive shopâ€”three bays, a 16 foot industrial fan, three lifts, and a fully renovated apartment with updated kitchen and full bathroom. Whether you're running a mechanic shop, a fabrication business, or any hands-on operation, this space is built for success. And when the workday ends? Step outside and dive straight into your own resort-style pool and spa. Lounge, relax, and enjoy the kind of after-work retreat most people can only dream of. But waitâ€”thereâ€™s more. This property also includes a completely renovated two-bedroom, two-bathroom home. Taken down to the studs and rebuilt with brand-new electrical, plumbing, roof, and high-end finishes, this home is as turnkey as it gets. Itâ€™s modern, stylish, and ready for you to move in. Adding to the property's versatility, there's also a greenhouse-turned-outdoor-office, offering a bright and inspiring workspace surrounded by nature. Whether you keep it as a one-of-a-kind office retreat or transform it into a lush gardening haven filled with fresh herbs,



flowers, or homegrown vegetables, this space is perfect for anyone who loves to create, cultivate, and unwind in the great outdoors. And let’s talk about visibility. Sitting directly on the four-lane US-17, your business gets prime sign exposure in a high-traffic area, practically stopping cars in their tracks. With Arcadia and DeSoto County experiencing explosive growth, this is your chance to get in before it’s too late. A property like this doesn’t come around often – live here, work here, build your future here. But act fast, because opportunities like this don’t wait.

Built in 1946

Essential Information

MLS® #	C7507040
Price	\$429,000
Sold Price	\$375,000
Date Sold	October 6th, 2025
Bathrooms	0.00
Square Footage	1,755
Acres	0.48
Year Built	1946
Type	Commercial Sale
Sub-Type	Industrial
Status	Sold

Community Information

Address	2461 Sw Highway 17
Area	Arcadia
Subdivision	N/A
City	ARCADIA
County	DeSoto
State	FL
Zip Code	34266

Amenities

Parking	Parking Spaces - 1 to 5
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Interior

Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Lot Description	Landscaped, Paved
Roof	Metal, Shingle
Foundation	Crawlspace, Slab

Additional Information

Date Listed	March 17th, 2025
Days on Market	177
Zoning	IL

Listing Details

Listing Office	THE WILLIAMSON GROUP REALTY, I
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