



## ROYAL HARBOUR LOT 6, Marsh Harbour



**Price:** \$380,000  
**Address:** ROYAL HARBOUR LOT 6, Marsh Harbour  
**City:** Abaco  
**MLS#:** 57398  
**Lot Size:** 15,311 sq. ft.  
**Listing No:** R8  
**Beds:** 0  
**Baths:** 0  
**Living Area:** 15,311 sq. ft.  
**Year Built:** n/a  
**Status:** For Sale only



### Property Details


This exceptional vacant lot, spanning 15,311 square feet, is your canvas to bring to life your bespoke waterfront sanctuary. With 117ft of canal frontage perfect for a boat lift, this property is a haven for those who seek an adventurous aquatic lifestyle. The waterfront area has been dredged to 7 feet Mean Low Water (MLW) approximately 80 feet from the seawall significantly enhancing this vacant land's appeal by offering deep-water access for a variety of vessels. This improvement increases the property's value by enabling diverse waterfront use. Positioned within walking distance to grocery stores, liquor stores, marinas, shops, and restaurants, and just a 20-minute boat ride to the most prime fishing grounds, this lot is strategically located for both convenience and adventure. Additionally, you are also a mere 10-minute drive from Marsh Harbour International Airport, providing seamless connectivity to South Florida and beyond. Moreover, with the growing demand in the rental market, building today means taking advantage of a rapidly expanding opportunity.

### Agent Details



 **Grand Bahama Office**



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