

HARBOUR MARINA VILLAS AND, MARSH HARBOUR

\$6,995,000



Address:	HARBOUR MARINA VILLAS AND, Marsh Harbour
City:	Abaco
MLS#:	63932
Lot Size:	270,072 sq. ft.
Listing No:	R2331
Beds:	0
Baths:	0
Living Area:	32,550 sq. ft.
Year Built:	2022
Status:	For Saleonly

PROPERTY GALLERY



PROPERTY DETAILS

This 6.2-acre waterfront property in Marsh Harbour presents a rare opportunity to develop a boutique resort community with its own private marina and state-of-the-art dry boat storage facility. Ideally positioned adjacent to the Baker's Bay Ferry Terminal with direct access to the Sea of Abaco and the famous surrounding cays, the site combines prime location with scale and growth potential. Entitlements allow for waterfront cottages and villas, protected docks for visiting boaters and villa guests, and The Bahamas first operational dry rack storage facility with capacity for 80 boats up to 45'. Only 1.05 acres have been developed to date, leaving significant room for expansion for condo/hotel villas and marina slips. With proven demand for boating, fishing, and luxury island living, this property offers a dual revenue model through

resort villa and marina rentals and long-term boat storage income. For the right buyer owner financing is available.

AGENT DETAILS



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