

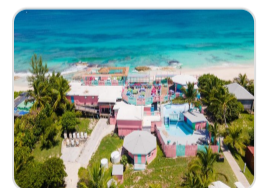
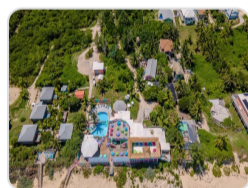
## GUANA CAY, ABACO, GUANA CAY

**\$9,500,000**



|                     |                             |
|---------------------|-----------------------------|
| <b>Address:</b>     | GUANA CAY, ABACO, Guana Cay |
| <b>City:</b>        | Abaco                       |
| <b>MLS#:</b>        | 66511                       |
| <b>Lot Size:</b>    | 78,641 sq. ft.              |
| <b>Listing No:</b>  | C-76                        |
| <b>Beds:</b>        | n/a                         |
| <b>Baths:</b>       | n/a                         |
| <b>Living Area:</b> | 0 sq. ft.                   |
| <b>Year Built:</b>  | n/a                         |
| <b>Status:</b>      | For Saleonly                |

### PROPERTY GALLERY



### PROPERTY DETAILS

Perched atop a scenic bluff overlooking miles of pristine white-sand beach and crystal-clear Atlantic waters, Nipper's Beach Bar & Grill is one of the most iconic and recognizable hospitality destinations in the Caribbean and has been attracting visitors from around the world for over two decades. The property offers an open-air island experience featuring multiple bar areas, expansive decks, a pool, and direct beach access via a boardwalk. Guests enjoy live music and a lively social atmosphere that has made Nipper's a must-visit destination for both tourists and yachting clientele. A standout feature of the property is its established, multi-stream income potential. In addition to food and beverage operations, Nipper's includes a high-performing retail gift shop, offering branded merchandise and souvenirs that capitalize on strong visitor traffic and brand recognition. With its unmatched location and global recognition, Nipper's Beach Bar & Grill represents a rare

opportunity to acquire a cornerstone hospitality asset.

## AGENT DETAILS

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