

# Abaco

Multi Family Vacant

REF#38544

**COLDWELL  
BANKER** 

**LIGHTBOURN  
REALTY**



LOT SIZE

238.85  
Acres

**\$20,000,000**

Location: Abaco

Amenities: Beach Access, Beach Front, Canal Front, Ocean Front, Ocean View, Private Island.

Summary: Angelfish Point comprises over 238 acres of prime development property.

South of Alanâ€™s Pensacola, a popular anchorage for cruisers, lies Angelfish Point, a hidden gem in the North of Abaco. The property boasts several thousand feet of waterfront including over 3000 feet of palm lined beach front, 2 islands and is nestled within a highly ecologically diverse environment. There is a protected deep water harbour, ideal for a large profitable marina and a canal system has already been approved, dried out and partially dredged.

Angelfish Point has incredible potential beyond a simple development; it can be transformed into a new community, much like the historic towns of New Plymouth and Hope Town. The immense possibilities for development includes homes, retail & commercial spaces and a point of entry for boats just crossing from the US. Its northern position would make Angelfish Point the first point of entry in Abaco for boats crossing the gulf-stream.

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