

Berry Islands

Commercial Vacant

REF#8006

**COLDWELL
BANKER**

**LIGHTBOURN
REALTY**



LOT SIZE
192 x 405



SQ. FT.
80000

\$450,000

Location: Berry Islands

Amenities: Beach Access, Beach Front, Ocean Front.

Summary: Large beach front lot located north of pristine "Love Beach". This amazing, one of a kind property boasts 192 feet of powdery sand beach frontage and unique coral rock formations, and is 400 feet deep, making it an ideal spot for an upscale boutique hotel, bed and breakfast, or a single family dream home residence. This is only one of the few commercially zoned beach front lots remaining on the island.

Great Harbour Cay is only 120 miles east of Florida and 50 miles North west of Nassau. The airport can accommodate jets with its 4500 ft airstrip. There are two daily flights from Nassau and charter services from South Florida airports. The marina has 65 slips for yachts up to 130 feet. Island has lots to do: A Joe Lee designed 9 hole golf course, tennis courts, several restaurants and shops, car and boat rentals and even a medical clinic. Best of all, is Great Harbour Cay's famous 7 mile beach.

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