

Abaco

Commercial Bldg

REF#52380

**COLDWELL
BANKER**

**LIGHTBOURN
REALTY**



SQ. FT.

9,070 sq.
ft.

\$3,100,000

Location: Abaco

Amenities: Generator, Ocean View, Private Dockage.

Summary: The finest commercial building to come on the market in Abaco, this building boasts 3 stories with spectacular views & is located directly on the harbour front of Marsh Harbour. It is adjacent to massive new and existing commercial activity, including the impressive Conch Inn Marina & Hotel reconstruction project. Harbour View Marina across the road is also newly constructed, with the availability of an all new state of the art marina & 2 beautiful villa rentals with gorgeous harbour views. Two doors from the Wm H Building is the world famous Wally's Restaurant. Nearby projects are active throughout this busy commercial strip.

Another plus in purchasing this exclusive property is the access to the waterfront directly across the street. Permission to reconstruct the original 30 ft. dock (pre Dorian) and adding the 15 ft. floating dock is now available. Every tourist passes the property on the way to the adjacent Cays, private homes and the Great Abaco Beach Hotel and Marina, which is also within walking distance to this exclusive property.

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