



\$ 215,000



140 Bayou Dr, Venice, FL 34285

- » MLS #: N6136256
- » Land | Lot: 3,111 ft²
- » More Info: 140BayouDr.IsForSale.com



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Remarks

The LARGEST SALT-WATERFRONT LOT available in this beautiful neighborhood, Venice Bay Adult Park. This land lot is over 3,100 s.f. and includes approx 73 ft of concrete of well-maintained seawall. Fantastic location here and is easily boat navigable to the open waters of the Gulf of Mexico. Lot is level. There is an existing, older single-wide mobile home structure that has been destroyed by 2 hurricanes in October 2024 and will be the buyer's expense to have it and any remaining components removed. It is a wonderful opportunity to build a stronger, new code construction manufactured home at a higher required elevation. Your favorite manufactured home contractor must obtain a permit for new construction and/or to add a boat dock through the city of Venice. This property can be yours and is part of a lovely, well-managed 55+ condo association with clubhouse activities and very low fees of 475.00 quarterly, which includes water & sewer usage and lawn mowing. There are so many fun things to enjoy nearby, public beaches, a public golf course, fishing, bike & hike trail, pickleball courts, tennis, downtown cafes, restaurants, & shops, and performing arts to enjoy.

