

Coldwell Banker Schmitt Presents

**COLDWELL
BANKER** 

Canal-front Land for Sale, Vaca Cut



Location, location, Location... this is a cleared lot right on Vaca Cut, price also includes a duplex - you can begin building without waiting! Enjoy quick and easy access to both the Atlantic Ocean and Florida Bay. Permitted for 320" dock.

This listing includes adjacent property RE Number 00357650-000000 (11907 1st Avenue, Gulf) with existing ROGO exempt duplex. Rights to rebuild two units without waiting for allocations.

Exclusively listed by
FRANCO D'ASCANIO
BROKER ASSOCIATE

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To view this luxury property visit:
DASIGNSOURCEREALTY.COM
COLDWELLBANKERPREVIEWS.COM

MLS#:	541669
Price:	\$1,795,000
Sq. Ft.	72,518
Taxes:	\$9,048
Mile Marker:	53
Year Built:	N/A

with without Homestead exemption)