

EDGE OPPORTUNITY IN EAST GRAND BAHAMA (SAND



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Located in the heart of world-famous Pelican Point, home to the celebrated Coconut Festival, this 1.28 acre beachfront property offers a rare investment opportunity on 230 feet of powder-soft sand. Featuring four fully furnished units (Two 2-bed/2-bath, one 2-bed/1-bath, and one 1-bed/1-bath), a beachfront clubhouse with bar, kitchen, and viewing area, public bathrooms, a gift shop, and a gazebo ideal for events, this turnkey villa compound is perfect for eco-tourism, Airbnb, or boutique resort development. A fly fishing paradise with authentic Bahamian charm, this offering comes as Grand Bahama sees historic growthâ€”including an \$827M redevelopment of Grand Lucayan and over \$3 billion in total island investments. Own a piece of the future while enjoying a laid-back coastal lifestyle.

Bedrooms: 7
Bathrooms: 6
Lot Size: 55,757
Living Area: 4,453
Subdivision: East Grand Bahama
Features: Acreage, Air Conditioning, Beach access, Beach Front, Cable, Can Be Rented, Clubhouse, Enclosed Yard, Furnished, Highway Access, Level Lot, Ocean front, Recreational, Road - Paved, Short Term Allowed, Turnkey, TV Cable



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