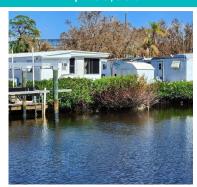


## \$ 200,000



## 53 Hatchett Creek Rd, Venice, FL 34285

» MLS #: N6135021
» Land | Lot: 4,796 ft²

» More Info: 53HatchettCreekRd.IsForSale.com





Karen Scott 941.223.7620 karenscott@michaelsaunders.com/ http://karenscott.michaelsaunders.com/

## Michael Saunders & Company.

Sales Office 110 Nokomis Ave N Venice, FL 34285 (941) 485-5421

## Remarks

Vacant land lot is 50' x 100' waterfront and is boat navigable to the Gulf of Mexico. Old boat dock was removed in 2024 by the owner so a new one could be built by new owners. Existing mobile home structure has been destroyed by 2 hurricanes in October 2024 and will be the buyers expense to have it removed. Property is being sold AS-IS condition. This is a wonderful opportunity to build new construction at a higher required elevation. Must obtain permit for construction through the City of Venice building code permitting department located online and at Venice City Hall. Check out this beautiful, desirable neighborhood location where many new, elevated manufactured homes are in pre-construction process. Cash offers only.

