



\$ 190,000



37 Hatchett Creek Rd, Venice, FL 34285

- » MLS #: N6135545
- » Land | Lot: 6,430 ft<sup>2</sup>
- » More Info: [37HatchettCreekRd.IsForSale.com](http://37HatchettCreekRd.IsForSale.com)



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Remarks

Vacant land lot is 50' wide at waterfront x 130' deep and includes a private boat dock. Fantastic location here and is easily boat navigable to the open waters of the Gulf of Mexico. Lot is level. Existing, older single-wide mobile home structure, carport, & shed have been destroyed by 2 hurricanes in October 2024 and will be the buyer's expense to have all structures and components removed. This is a wonderful opportunity to build a stronger, up to new code construction at a higher required elevation. You or your favorite new manufactured home contractor must obtain a permit for new construction through the city of Venice. This property can be yours and is part of a lovely, well-managed 55+ condo association with very low fees. And your water and sewer usage is included in the fees. There are so many fun things to nearby, public golf course, bike & hike trail, pickleball courts, tennis, downtown cafes & shops to enjoy.

