



\$ 189,000

41 Hatchett Creek Rd, Venice, FL 34285

- » MLS #: N6136089
- » Land | Lot: 5,413 ft<sup>2</sup>
- » More Info: [41HatchettCreekRd.IsForSale.com](http://41HatchettCreekRd.IsForSale.com)



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Remarks

Vacant land lot is 50' wide at waterfront x 100' deep and includes a private boat dock, concrete seawall with no mangroves! Fantastic residential setting with NO H.O.A. fees and NO C.D.D fees and a location with easy access to the Legacy Bike Trail and close to downtown Venice and is easily boat navigable to the open waters of the Gulf of Mexico. This is an absolutely amazing location. This prime land 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 used to build brand new. There are so many fun things to do nearby, Legacy bike & walk trail, public golf course, pickleball courts, tennis, public beaches and beach yoga, volleyball, downtown cafes & shops to enjoy.

