
Development Opportunity

Beach Front / 5.91 + Acres

Ready to Build Single Family -Condo -Town homes

Mile Marker 57.4 Overseas Hwy. - Marathon-Florida Keys



Zoned MIX-USE - Residential and Commercial

FOR SALE

CALL 305-890-3235

Howard Leitner

Florida Keys International Realty

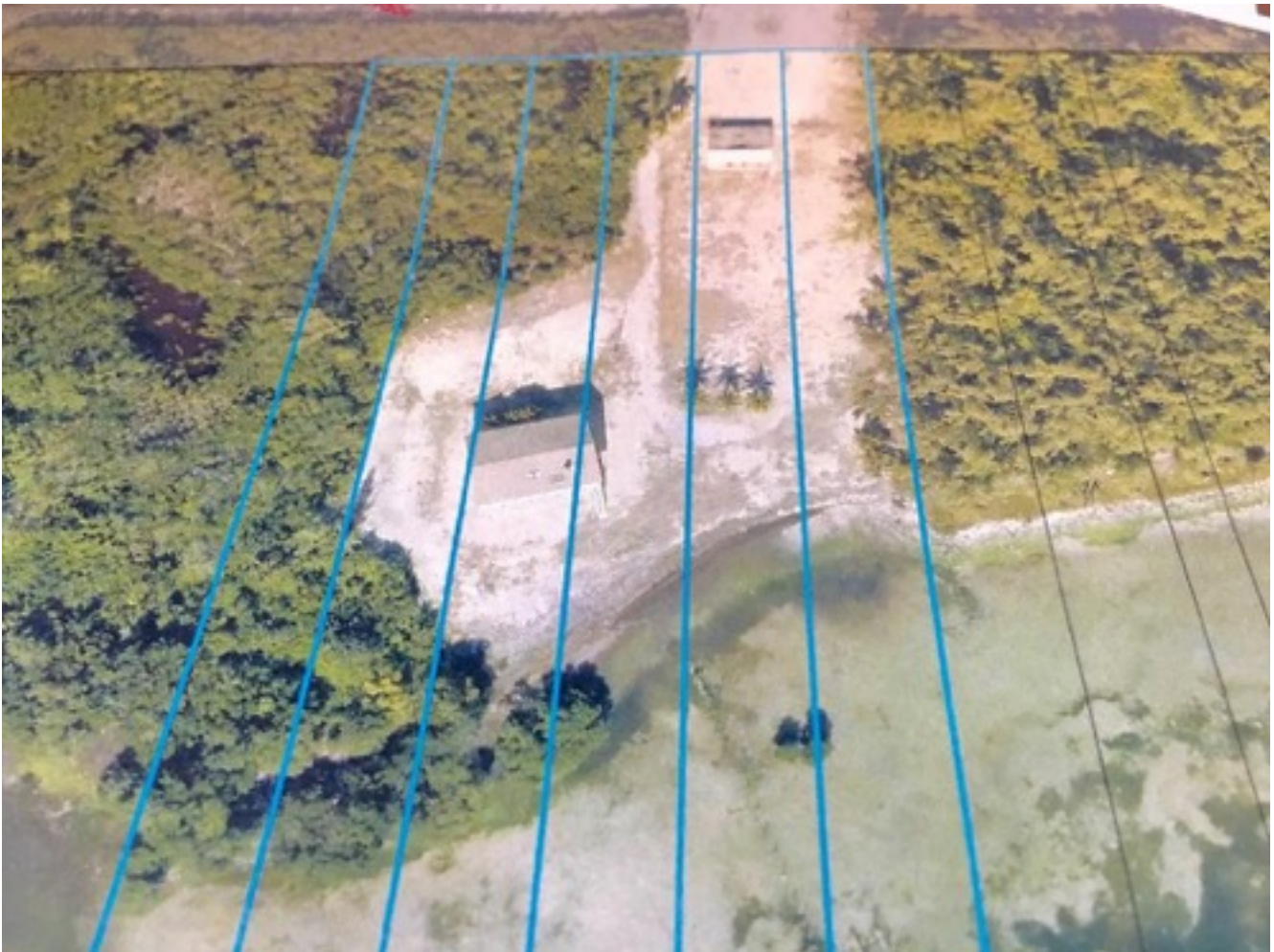


Water view from beach



View from street looking south-southwest

Development land and building opportunity with Breathtaking panoramic views



Aerial view of property including ocean bottom ownership. 6 lots in blue borders

LOCATION! LOCATION! LOCATION!

This build-able site is located less than seven minutes from the main downtown area of Marathon. Secluded yet accessible to all the activities and accommodations the Florida Keys offers to its visitors and residents.



- ZONED MIXED USED COMMERCIAL-RESIDENTIAL
- Includes front office free standing building ready and open for sales center or other business - 1,280 Square Foot.
- Plus 5 ROGO EXEMPT Residential Building Rights to build units included in price- Transferable Building Rights/TBR's.
- Additional ROGOS/Rights to build are available locally for Sale.
- Total 6 Lots with beach-waterfront, city allows for 6 residential units per acre
- Dockage rights-ability to build several docks 110 feet in length.
- Located on Main Highway with great exposure to thousands of cars per day
- Electricity provided by Florida Keys Electric Co-op, Water and Sewer provided by Florida Keys Aqueduct Authority
- Liberal use zoning for allowable businesses, too many to list.
- Marathon International Airport- 5.8 miles- 7 minutes.
- Downtown Marathon- 7 miles- 9 minutes.
- Curry Hammock State Park- 1.7 miles- 3 minutes.
- 7 Mile Bridge- 12 miles- 14 minutes.
- Supermarkets/Groceries- 8 miles- 10 minutes.
- Within 3 minutes from top Seafood Restaurants and less than 5 minutes from world famous Dolphin Research Center and Hawks Cay Resort and Marina.
- Across the Street from Historic Heritage trail for long walks, bicycling, hiking and more.
- Perfect open waters for sports fishing, snorkeling, canoeing, diving, Kite boarding, more.
- Additional Acreage may be available

No other property compares to this one for miles in either direction on the Highway! This exceptional piece of Paradise is ready for your project!

Call **Howard Leitner** for more detailed information and for a copy of the recent appraisal!
305-890-3235

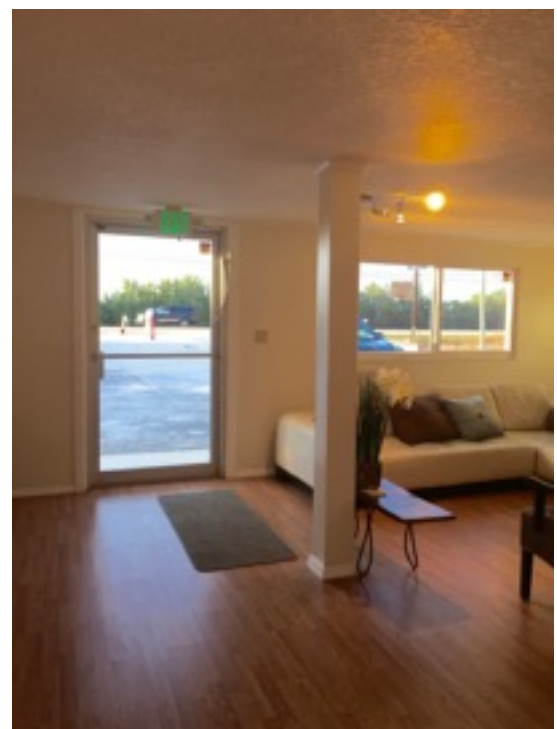
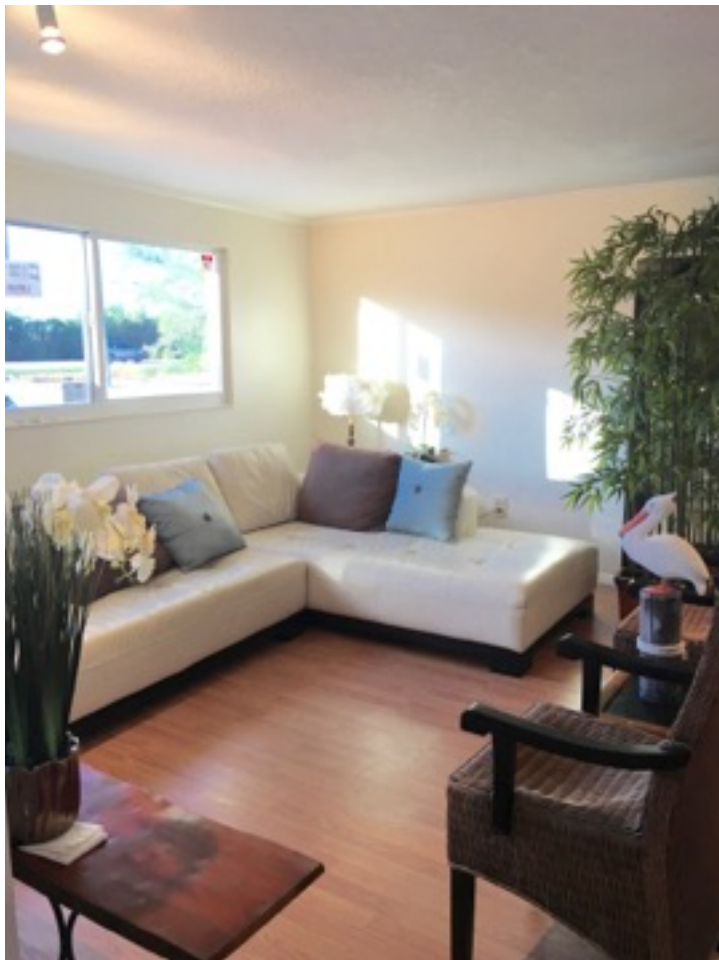
Another breathtakingly beautiful sunrise!



View from street



Inside the front building - current use as an office



More photos of inside office