



Brian Proctor

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**NAI TALCOR**

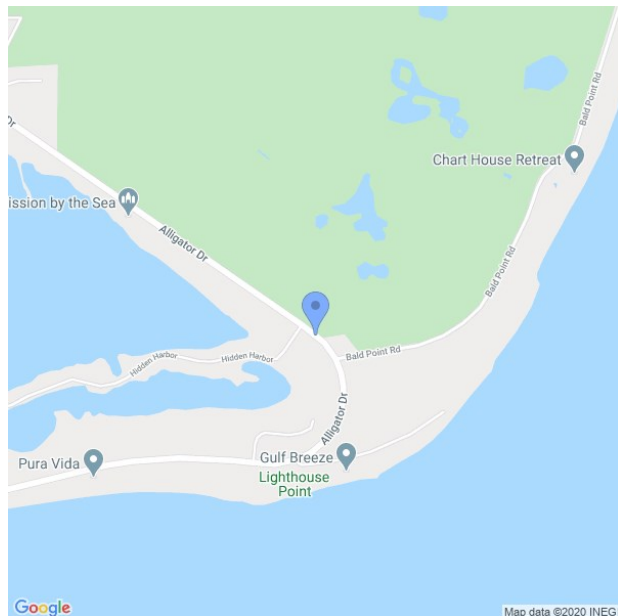
Commercial Real Estate Services, Worldwide.

# Pelican Bay Townhouse Resort

1646 ALLIGATOR POINT UNIT 323, PANACEA, FLORIDA 32346



COMMERCIAL • MULTI-FAMILY • FOR SALE



SALE PRICE **\$390,000**  
ZONING **RESIDENTIAL**

GROSS BLDG **2,000 SQFT**  
PROJECT SIZE **1**

- 3 Bedroom/3 Bath Townhome
- 4 Covered Decks/Outdoor Shower
- Heated/Cooled Stairwell Entry
- Hardwood Floors & Elevator
- Beautiful Views of the Gulf of Mexico and Alligator Point Bay
- Ample Enclosed Storage Area

Very well maintained townhome in Pelican Bay Resort and Marina community which offers wet or dry storage for your boating pleasure. This area is often referred to as the Forgotten Coast which offers some of the best off shore and inshore fishing in North Florida.

3 bedroom/3 bath town-home in Pelican Bay Resort. Property is in excellent condition with hardwood floors, heated/cooled stairwell entry, elevator, covered deck with great views of Gulf of Mexico and Alligator Point Bay. Often referred to as the Forgotten Coast, this location offers some the best inshore and off shore fishing with Marina accommodations at your back door.