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Canal Front Land Long Bay

Providenciales, Turks and Caicos Islands

MLS# 2600683

$1,750,000













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Positioned just beyond SouthBank Marina & Resort, this nearly two-acre canal-front parcel represents one of the most compelling development opportunities remaining in Providenciales. The site offers 156 feet of continuous, wide canal frontage on a section that has been professionally dredged to over 8 feet in depth, accommodating serious cruising vessels and opening the door to private dock construction that few locations on the island can match. The canal's depth, and protected configuration make this arguably the best hurricane hole for mariners in Providenciales, a rare and valuable asset for any serious boat owner. This parcel sits less than 1,000 meters from the teal waters of the Caicos Banks and faces west for sunset views over Flamingo Pond. With a total area of 1.978 acres, the parcel comfortably supports subdivision into multiple waterfront lots under TCI Physical Planning guidelines, each with canal frontage. For a developer, this represents the ability to create a boutique enclave of individually titled canal-front homesites in an area where demand for boating-oriented real estate far outpaces supply. Inquire with the listing agent about the adjoining land, a possible opportunity exists to assemble a holding of genuine significance in this market It is equally suited to a single private estate. The parcel's scale allows for a principal residence, guest quarters, pool, and landscaped grounds, boathouse, pickleball court, and of course a private deep-water dock!

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600683**	**Vacant Land (Res/Unzoned)**

Key Details

Width	View	Lot Size
126	**Waterfront, Canal Front**	**1.98 Acres**

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