

\$1,199,900 - 116 N 36th Street, Mexico Beach

MLS® #1007816

\$1,199,900

Bedroom, Bathroom,
Unimproved Land on 0.40 Acres

NO RECORDED SUBDIVISION, Mexico
Beach, FL

Build your dream coastal retreat on this desirable canal-front lot in beautiful Mexico Beach, Florida. Offering direct water access to the Gulf of America, this property presents an exceptional opportunity for boating, fishing, kayaking, and enjoying the laid-back waterfront lifestyle that makes this community so special. With approximately over 100' of seawall and dock in place, one can save tens of thousands of dollars for improvements. Imagine stepping from your future home to your boat and heading out for a day on the open water. Conveniently located near the sugar-white beaches, local restaurants, shopping, parks, and other community amenities, this homesite is well suited for a primary residence, vacation getaway, or investment property. The canal frontage adds tremendous appeal for buyers seeking easy access to world-class fishing and boating while remaining close to everything Mexico Beach has to offer. Enjoy peaceful mornings by the water, unforgettable sunsets, and the relaxed atmosphere of one of Florida's most charming coastal communities. With nearby access to Port St. Joe and Panama City, you can enjoy a quiet beach-town setting without sacrificing convenience. Whether you envision a custom waterfront residence, second home, or vacation rental, this property provides an outstanding canvas for your coastal vision. Canal-front opportunities with access to the Gulf of America are increasingly limited,



making this a chance you will not want to miss.
Per the owner; Seawall was reinforced about 2 to 3 years ago. Sewer and water tap convey with the sale. The city of Mexico Beach has stated verified that two homesite are possible since the parcel contains two platted lots. Some dimensions were obtained by the Bay County Property Appraiser's website, Please verify if important.

Essential Information

MLS® #	1007816
Price	\$1,199,900
Acres	0.40
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	116 N 36th Street
Area	27 - Bay County
Subdivision	NO RECORDED SUBDIVISION
City	Mexico Beach
County	Bay
State	FL
Zip Code	32456

Amenities

Utilities	Public Sewer, Public Water, Tap Fee Paid
View	Canal
Is Waterfront	Yes
Waterfront	Canal Access
Water View	Canal

Exterior

Lot Description	Cleared, Level
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School Information

Elementary	St. Joe
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Middle	St. Joe
High	St. Joe

Additional Information

Zoning	City
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Listing Details

Listing Office	Rish Real Estate Group LLC
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