



## 1621 Feltham Drive , Pelican Point, Alberta - \$89,000



Main Photo

### Property Description

The large bare lot located in Pelican Point, Alberta, offers a unique opportunity for both recreational and business ventures. The lot is characterized by its open space, allowing for ample room to build your cottage dreams or create a personal camping oasis, RV sites, and cozy fire pits for gatherings under the stars. The terrain is mostly flat, making it easy to set up various camping amenities while ensuring accessibility for visitors. The area offers a sense of tranquility, perfect for nature lovers and outdoor enthusiasts. With fishing, boating, and hiking opportunities nearby, plus the many golf courses in the area, this property serves as an ideal retreat from the hustle and bustle of city life. Moreover, the potential for rezoning presents an exciting business opportunity. With the right permits, the property could be

transformed into a lake lot storage facility. This could cater to boat owners and recreational vehicle enthusiasts looking for convenient, secure storage solutions close to the water. The visibility and accessibility of the location would make it an attractive option for customers. Overall, this large bare lot in Pelican Point is not only a canvas for creating a personal haven but also a promising investment opportunity in a picturesque setting. The seller will be planting a minimum of 20 trees/shrubs on the lot to create a little more green space, prior to possession day

## REALTOR Referral

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