

PROPERTIES FOR SALE

NASSAU LISTINGS / VACANT LAND

1. BAIN TOWN

PROPERTY SIZE: 5,200 sq. ft.

PROPERTY DESCRIPTION: Multi-Family Residential

LOCATION: Traveling north on Dumping Ground Corner from the intersection with Poinciana Drive, the subject is at the 1st intersection (Dumping Ground Corner/Bowe Alley) and on the left (western) side.

APPRAISED VALUE: \$67,000

2. CARMICHAEL ROAD LOT NO. A & B, CROWN GRANT 67

PROPERTY SIZE: 10,909 sq. ft.

PROPERTY DESCRIPTION: Incomplete Triplex at Belt Course stage.

ACCOMMODATION: Unit 1 & 2: One bedroom, one bath, living room, dining room and kitchen. Unit 3: Three bedrooms, two bath, living room, dining room and kitchen.

LOCATION: Traveling west on Carmichael Road after passing Burger Barn follow the curve and make a left, turn through the corner between the break in the pink wall, drive up the hill and turn through the 1st unpaved road on the left and the building is on the right.

APPRAISED VALUE: \$168,000

3. CHILCOTT ALLOTMENT LOT NO. 14

PROPERTY SIZE: 4,974 sq. ft.

PROPERTY DESCRIPTION: Single/Multi Family Residential

LOCATION: Traveling south along Kemp Road from Parkgate Road, take the 1st corner on the left, (Hamilton Street). The subject property is the 2nd on the left.

APPRAISED VALUE: \$50,000

4. DUNMORE DRIVE WEST, CORAL WATERWAYS SECTION 1 LOT NO. 232

PROPERTY SIZE: 8,792 sq. ft.

PROPERTY DESCRIPTION: Single/Multi Family Residential

LOCATION: Enter Coral Harbour from the roundabout. Travel south to Hopkins Drive on the left, Turn left onto Gregory Road. Turn through second right, Dunmore Drive West. Subject property is straight ahead.

APPRAISED VALUE: \$220,000

5. MIAMI STREET, ENGLERSTON SUBDIVISION LOT NO. 16A, Block #25

PROPERTY SIZE: 3,930 sq. ft.

PROPERTY DESCRIPTION: Multi Family

LOCATION: Heading west on Cordeaux Avenue turn left onto Miami Street, the subject property is the 6th lot on the RHS and is vacant.

APPRAISED VALUE: \$47,000

6. CHARLES DRIVE, FAITH GARDENS SUBDIVISION LOT NO. D-48, Block #8

PROPERTY SIZE: 7,762 sq. ft.

PROPERTY DESCRIPTION: Multi Family

LOCATION: Traveling South on Faith Avenue South turn left into the main entrance of Faith Gardens, traveling East to T-Junction turn left onto Charles Drive, travelling North said property is the 13th, on the right.

APPRAISED VALUE: \$101,000

7. HILLCREST SUBDIVISION LOT NO. 11

PROPERTY SIZE: 7,200 sq. ft.

PROPERTY DESCRIPTION: Single Family Residential

LOCATION: Traveling east on St. Vincent Road, travel across to the entrance of Gamble Heights, continue traveling south and take the second left, then turn right onto Hillcrest Subdivision. Travel south to the 1st corner on the left. The subject property is the 2nd lot on the right.

APPRAISED VALUE: \$86,000

8. JACARANDA SUBDIVISION LOT NO. 55

PROPERTY SIZE: 12,243 sq. ft.

PROPERTY DESCRIPTION: Single Family Residential

LOCATION: Traveling east along Western Road from Lyford Cay roundabout, take the entrance to Jacaranda, which is .03 miles, at the T-junction turn left, take the 1st right and subject property is the 3rd lot on the left.

APPRAISED VALUE: 266,000

9. WESTERN SIDE OF CULMINGO CLOSE, JOSEPH GARDENS

SUBDIVISION LOT NO. 10 BLOCK 2

PROPERTY SIZE: 6,763 sq. ft.

PROPERTY DESCRIPTION: Residential Development

LOCATION: Traveling northeast on Malcolm Road from its intersection with East Street, turn right (south) on the first corner and the subject property is the third on the right (west) side.

APPRAISED VALUE: \$68,000

10. PARCEL OF LAND LOCATED EAST OF JOHNSON ROAD

PROPERTY SIZE: 29,684 sq. ft.

PROPERTY DESCRIPTION: Multi Family Residential

LOCATION: Traveling east on East Bay Street turn right onto Johnson Road, traveling south to the Ju Ju Club turn left, traveling east subject property is the 4th on the left.

APPRAISED VALUE: \$356,000

11. LAKE VILLANESS SUBDIVISION LOTS # 98 & 99

PROPERTY SIZE: 22,000 sq. ft.

PROPERTY DESCRIPTION: Residential Development

LOCATION: Traveling west on Munnings Road, from its intersection with Gladstone Road, turn left (south) on the first corner then left (east) at the 'T' Intersection and on to Brickle Avenue. Continue travelling east on Brickle Avenue and around the curve southwards and the subject properties are the 32nd, and 33rd, lot on the right (east).

APPRAISED VALUE: \$99,000

12. LAKE VILLANESS SUBDIVISION LOT #105

PROPERTY SIZE: 14,400 sq. ft.

PROPERTY DESCRIPTION: Residential

LOCATION: Traveling west on Munnings Road, from its intersection with Gladstone Road, turn left (south) on the first corner then left (east) at the 'T' Intersection and on to Brickle Avenue. Continue travelling east on Brickle Avenue and around the curve southwards and the subject property is the 26th lot on the left (east) from the curve.

APPRAISED VALUE: \$65,000

13. VICINITY OF MARIGOLD FARM ROAD LOT F

PROPERTY SIZE: 7,145 sq. ft.

PROPERTY DESCRIPTION: Single/Multi Family Residential

LOCATION: Traveling east on Joe Farrington from Bay Lilly Drive take the 4th corner on the right, Marigold Farm Road. Heading south take the 1st unpaved access road on the left. The subject property is the 6th lot on the left.

APPRAISED VALUE: \$86,000

14. MELVARIC ESTATES SUBDIVISION LOT NO. 9

PROPERTY SIZE: 8,000 sq. ft.

PROPERTY DESCRIPTION: Multi Family Residential

LOCATION: Traveling east on East Bay Street. Turn right onto High Vista Drive, traveling south take first left - Citrus Drive, traveling east turn 1st right, Mango Drive, traveling south turn last right, Candy Tuff, 2nd right after High Vista Condos, take left at the T-junction, Melvaric Drive, then 2nd right and the subject property is the 2nd on the right.

APPRAISED VALUE: \$120,000

15. PEARDALE LOT NO. 35 BLK 165

PROPERTY SIZE: 4,794 sq. ft.

PROPERTY DESCRIPTION: Single family residential

LOCATION: Traveling east along Wulff Road from its intersection with Peardale Road, the subject is the 2nd lot on the right opposite Verberna Street.

APPRAISED VALUE: \$58,000

16. PENNERMAN'S VILLE SUBDIVISION LOT NO.7

PROPERTY SIZE: 6,162 sq. ft.

PROPERTY DESCRIPTION: Single Family Residential

LOCATION: Traveling east on Bunch Street from its intersection with East Street, turn right (south) at the 'T' intersection Bunch Street and Rosewood Avenue, then left on the first corner. The subject is at the end of this cul-de-sac and on the right (south) side.

APPRAISED VALUE: \$70,000

17. PINEWOOD GARDENS LOT NO. 561

PROPERTY SIZE: 5,000 sq. ft.

PROPERTY DESCRIPTION: Single Family Residential

ACCOMMODATIONS: Two bedrooms, one bath, living room, dining room and kitchen.

LOCATION: Traveling East along Sapodilla Boulevard from East Street, take the 2nd corner on the right, the 2nd left. Heading east the subject property is the 5th lot on the left.

APPRAISED VALUE: \$65,600

18. PINEWOOD GARDENS SUBDIVISION LOT NO. 1022

PROPERTY SIZE: 5,000 sq. ft.

PROPERTY DESCRIPTION: Single Family residential

LOCATION: Traveling east along Sapodilla Boulevard from its intersection with East Street turn right on Wild Guava Avenue, heading south property is the 4th lot on the right.

APPRAISED VALUE: \$55,000

19. PONDEROSA ESTATES SUBDIVISION LOT NO. 29

PROPERTY SIZE: 9,608 sq. ft.

PROPERTY DESCRIPTION: Multi- Family residential

LOCATION: Traveling east on Hamster Road from its intersection with Faith Avenue, turn right (south) on the first corner (Ponderosa Boulevard) and the subject site is the 14th, on the left (east) side.

APPRAISED VALUE: \$109,000

20. SANDILANDS VILLAGE LOT NOS. 7 & 8

PROPERTY SIZE: 8,453 sq. ft and 7,618 sq. ft.

PROPERTY DESCRIPTION: Single/Multi Family Residential

LOCATION: Traveling west along Sandilands Village Road from Fox Hill Road, take the 9th paved road on the right, Vanessa Close. The subject property is situated on the northwestern side of the street.

APPRAISED VALUE: \$373,000

21. SOLDIER ROAD PARCEL OF LAND DESIGNATED AS A PORTION OF LOT F SOUTH OF SOLDIER ROAD

PROPERTY SIZE: 6,283 sq. ft.

PROPERTY DESCRIPTION: Multi/Single Family Residential

LOCATION: Traveling south along Summer Street from Soldier Road, come to the 2nd corner on the left Red Sea Road. The subject property is on the south eastern corner.

APPRAISED VALUE: \$69,000

22. #8 SOUTH SEAS ESTATES- LOT NO. 8

PROPERTY SIZE: 8,599 sq. ft.

PROPERTY DESCRIPTION: Single family residential

LOCATION: Traveling east on South Seas Road from its intersection with Bacardi Road, the subject lot is the eight lot on left (north) side.

APPRAISED VALUE: \$95,000

23. TWYNAM HEIGHTS SUBDIVISION LOT NO. 320

PROPERTY SIZE: 8,000 sq. ft.

PROPERTY DESCRIPTION: Single Family Residential

LOCATION: Traveling east on Prince Charles Drive pass Super Value Winton, turn through the next corner on the right hand side, at the T-junction turn left and subject is immediately on the right hand side.

APPRAISED VALUE: \$107,000

24. VANRIA'S CLOSE LOT NO. 14

PROPERTY SIZE: 8,228 sq. ft.

PROPERTY DESCRIPTION: Single/Multi-Family Residential

LOCATION: From Faith Avenue South turn right onto Marshall Road and travel around the curve to the end of Marshall Road; turn right at this junction and turn through to the 5th corner on the right; which is a cul-de-sac and the subject property is the 11th lot on the right.

APPRAISED VALUE: \$91,000

25. WESTWINDS LOT NO.181

PROPERTY SIZE: 6,000 sq. ft.

PROPERTY DESCRIPTION: Single-family residential

LOCATION: Traveling south on West Winds Drive from the security gate travel south on West Winds Road, to the T-junction, turn right, onto King Fish Road. The site of the subject property is the second lot on the southern side of the said road reservation, also situated between Dolphin Avenue and King Fish Road as shown in the plans herein.

APPRAISED VALUE: \$105,000

26. WESTWINDS LOT NO. 277

PROPERTY SIZE: 6,957 sq. ft.

PROPERTY DESCRIPTION: Single-family residential

LOCATION: Traveling south on West Winds Drive from West Bay Street, to the T-junction, turn right, the subject is the last lot on the left.

APPRAISED VALUE: \$132,000

27. WESTWINDS LOT NO. 365

PROPERTY SIZE: 6,000 sq. ft.

PROPERTY DESCRIPTION: Multi-family residential

LOCATION: Traveling south on West Winds Drive from its intersection with West Bay Street, turn right (west) at the 'T' intersection (West Wind Drive and Oyster Road). Continue travelling westwards around the curve southwards then turn left (east) on the third corner (Marine Road). The subject property is the fourteenth lot on the left (north) side.

APPRAISED VALUE: \$138,000

28. WEST OF WILLIAMS CLOSE SOUTHERN DISTRICT, NEW PROVIDENCE LOT NO. 15

PROPERTY SIZE: 5,500 sq. ft.

PROPERTY DESCRIPTION: Multi-Family Residential

LOCATION: Traveling south on East Street South, turn right onto Cox's Way, travelling west turn right onto Williams Terrace, travelling north turn first corner right and said property is the fourth on the left.

APPRAISED VALUE: \$72,000

29. WILLIAMS TERRACE LOT NO. 16

PROPERTY SIZE: 5,000 sq. ft.

PROPERTY DESCRIPTION: Multi-Family Residential

LOCATION: Traveling south on East Street South, turn right onto Cox's Way, travelling west turn right onto Williams Terrace, travelling north turn first corner right and said property is the fourth on the left.

APPRAISED VALUE: \$65,000

30. YUMA ESTATES LOT NO. 13

PROPERTY SIZE: 6,526 sq. ft.

PROPERTY DESCRIPTION: Single Family Residential

LOCATION: Enter Yuma Estates from Kiskadee Drive come to the T-junction turn left, heading north the subject property is the 13th lot on the right.

APPRAISED VALUE: \$87,000

FOR VIEWING PLEASE CONTACT:

IAN SYMONETTE / KAYLA CALLENDER 397-6940 / 376-1343

PLEASE FORWARD ALL BIDS VIA E-MAIL TO: distressed.properties@combankltd.com

PROPERTIES FOR SALE

PROPERTY LISTINGS / COMMERCIAL

1. BLUE HILL ROAD

PROPERTY DESCRIPTION: Commercial Building

PROPERTY SIZE: 5,004 sq. ft

LOCATION: Traveling north along Blue Hill Road from Palmetto Avenue, the subject property is on the right hand side of the road opposite BEC Building and three lots before Newbold Street. The subject is painted yellow trimmed purple.

APPRAISED VALUE: \$161,000

2. CARMICHAEL ROAD VICINITY

PROPERTY DESCRIPTION: Administration & Cold Storage Building

PROPERTY SIZE: 14,000 sq. ft

ACCOMMODATION: Administration Section: The ground floor comprises a service area, a cashier booth, one office, one bathroom, and a storage/equipment area. The first floor comprises a reception area, conference room, four offices, two bathrooms, kitchen and storage room. Cold Storage Section: Four coolers and a cold storage area.

LOCATION: On the northern side of Carmichael Road about 1,000 feet east of Golden Isles Road, directly opposite Esso Service Station, building number 272.

APPRAISED VALUE: \$736,000

3. CLARIDGE ROAD LOT NO. A

PROPERTY DESCRIPTION: Incomplete Commercial Development 85% completed.

PROPERTY SIZE: 5,754 sq. ft.

LOCATION: Traveling west on Wulff Road from its intersection with Market Street take 1st corner on the left, Claridge Road. Traveling south on Claridge Road the subject property is the 4th lot on the right, about 400 feet south of Wulff Road.

APPRAISED VALUE: \$247,000

4. ON THE NORTHERN SIDE OF COWPEN ROAD

PROPERTY DESCRIPTION: Two Commercial Buildings

PROPERTY SIZE: 9,800 sq. ft.

ACCOMMODATION: The Eastern Building comprises five retail stores each with one bathroom. The Western Building contains four retail stores each with one bathroom.

LOCATION: Traveling west along Cowpen Road from its intersection with Blue Hill Road, the subject property is the 4th property on the right. Situate thereon are two-two storey buildings painted white and trimmed green.

APPRAISED VALUE: TBO

5. ENGLERSTON SUBDIVISION LOT NO. 16 BLOCK NO. 72

PROPERTY DESCRIPTION: Commercial development

PROPERTY SIZE: 5,000 sq. ft.

ACCOMMODATION: Two bedrooms, one bath, living room, dining room and kitchen.

LOCATION: On the western side of Watkins Street about 120 feet north of Cordeaux Avenue. Traveling south along East Street from Wulff Road, take the 3rd corner on the right (Cordeaux Avenue). Heading west along Cordeaux Avenue, take the 3rd corner on the left (Watkins Street). The subject property is the 3rd property on the right. A single storey structure painted light blue with white trim.

APPRAISED VALUE: \$103,000

6. ENGLERSTON SUBDIVISION LOT NO. 10 BLOCK NO. 30

PROPERTY DESCRIPTION: Commercial Building

PROPERTY SIZE: 5,000 sq. ft.

ACCOMMODATION: Commercial kitchen half bath and bar area.

LOCATION: Traveling west on Robinson Road turn right on to Lincoln Boulevard. The subject property is the 10th on the left.

APPRAISED VALUE: \$139,000

7. MARKET STREET

PROPERTY DESCRIPTION: Two Storey Commercial Building

PROPERTY SIZE: 4,600 sq. ft.

ACCOMMODATION: The ground floor comprises of upholstery and furniture making store with reception area, one office, display area, manufacturing area and restroom (currently being occupied by a church). The 1st floor comprises of two, two bedroom apartments, one bath apartment, each with one bath living/dining room and kitchen.

LOCATION: Traveling north along Market Street from Wulff Road come to the 5th corner on the left (Brougham Street). The subject property is the 2nd lot on the left. A two storey building painted white #156.

APPRAISED VALUE: \$278,000

8. MONTROSE AVENUE, SHIRLEY HEIGHTS SUBDIVISION LOT NO. 26

PROPERTY DESCRIPTION: Commercial Building

PROPERTY SIZE: 5,940. sq. ft

ACCOMMODATIONS: One storey commercial building with three office spaces with an attached income producing apartment comprising of three bedrooms, one bath, kitchen and living room.

LOCATION: Traveling north on Montrose Avenue from the junction of Rosetta Street, pass Murphyville Road on the right, the subject property is the 9th property on the right.

APPRAISED VALUE: \$272,000

9. TREASURE CAY HIGHWAY LOT NO. 6 BLOCK NO. 186

PROPERTY DESCRIPTION: Commercial Building

PROPERTY SIZE: 32,000. sq. ft

FLOOR AREA: 2,050 sq. ft

ACCOMMODATIONS: Building comprises an apartment and retail store.

LOCATION: Traveling west along S C Bootle Highway from Marsh Harbour, after passing the Sand Banks community, the subject property is on the left, approximately 1,500 feet from Treasure Cay entrance.

APPRAISED VALUE: \$210,000

10. STAR ESTATES SUBDIVISION LOT NO. 67

PROPERTY DESCRIPTION: Four Unit Apt.

PROPERTY SIZE: 7,000 sq. ft.

ACCOMMODATION: Two bedrooms each with one bath living room, dining room, laundry room, kitchen and balcony.

LOCATION: Traveling east along Prince Charles Dr. after passing Colony Village, take the 1st corner on the right, next to Sea Grapes Shopping Plaza on to Jupiter Way. Follow Jupiter Way around the bend to the right and then take a left at the T-junction or 3rd corner to the left, continuing on Jupiter Way. The subject property is the 3rd lot on the left, next to the subdivision park.

APPRAISED VALUE: \$335,000

11. WOOD CAY

PROPERTY DESCRIPTION: Commercial-Bar & Restaurant

PROPERTY SIZE: 12,494 sq. ft

ACCOMMODATIONS: A bar, dining room, game room, kitchen and two bathrooms.

LOCATION: Travelling northwest into Wood Cay from Cedar Harbour on S.C. Bootle Highway, Da \$3 Bar is situate on the left side at the end of the community when exiting to go to Mount Hope settlement.

APPRAISED VALUE: \$87,000

FOR VIEWING PLEASE CONTACT:

NEW PROVIDENCE - IAN SYMONETTE/KAYLA CALLENDER: 397-6940/376-1343

GRAND BAHAMA - JEROMA KNOWLES/CHARLENE LOW: 350-6006

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