

**Lot 12 OAK Bay  
Brightsand Lake, Saskatchewan****MLS # A2233726****\$60,000****Division:** NONE**Lot Size:** 0.20 Acre**Lot Feat:** Treed**By Town:** -**LLD:** -**Zoning:** LD1**Water:** -**Sewer:** -**Utilities:** -

This 61'x139' lot sits in the towering spruce, and only a short walk to the beach within the popular Sandy Point subdivision of Brightsand Lake, SK. Underground power to property line. GST applies. Prospective buyers are advised that lots within the Lakeshore Development District are primarily zoned for residential use and the Rural Municipality of Mervin expects owners to only place an RV on the property while constructing a single detached dwelling. For current land use bylaws, contact the RM of Mervin office in Turtleford. There is also an opportunity for investors or developers looking to grow their portfolio-this offering includes a wholesale option when acquiring multiple parcels as a single package. It's well-suited for future retail lot sales, phased development, or a long term investment in a sought-after lake destination. Please contact the listing office to request a detailed information package.