



**3 Georgia  
 Villas, NJ 08251**

**Asking \$599,000.00**



**COMMENTS**

\*\*\*Open House July 16th 10:00-2:00 and July 17th 10:00-2:00\*\*\* Fully turnkey investment property on the west side of Bayshore Road. 2 bedroom 1 bath main house with a 1 bed 1 bath guest cottage. The 2 bedroom one bath main house was fully renovated by Sea Haven Homes in 2023. New windows, siding, flooring, kitchen, bath and appliances. There is a combination washer and dryer as well as a walk-up attic with potential for additional living or storage space. The backyard gardens are full of mature trees and perennials with separate seating areas for the main and backyard guest cottage. There is a detached garage with a full-size washer and dryer. The back yard tiny cottage was fully renovated in 2022 and averages \$35,000.00 per year in gross rental income. There is one full bath, a kitchenette and open sleeping/dining/workspace area. The tiny cottage has 3 years of rental history, and the main house has 1. 2023 combined rental income was \$70,000.00. This property is being offered fully turnkey with all furnishings, decor and linens. Both cottages are fully booked for the 2024 summer season. This is truly an opportunity to purchase a turnkey business or live in the main cottage and continue renting the tiny cottage. The property has a great following and many repeat guests. **SHOWING AVAILABILITY:** Showings are strictly by appointment only and available on the following days: \*7/10 12:30pm-3:00pm (Main House Only) \*7/12 12:30-3:00pm \*07/15 All Day starting at 12:30pm \*07/16 & 07/17 All Day \*07/18 All Day until 3:00 PM

**PROPERTY DETAILS**

Parking	Garage	Appliances Included	Heating	Cooling
		Microwave Oven	Gas Natural	Central Air Condition
Ask for Carol Cawley Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: ctc@bergerrealty.com Ocean City				

