

# Berger Realty

Since 1928



Berger Realty, Inc.  
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200 Saint Johns  
Villas, NJ 08251

Asking \$1,795,000.00



## COMMENTS

Turnkey waterfront vacation rental! This property sale includes all furnishings (excluding personal items), all current rentals booked for 2025, the intellectual property for the business, and a paid architect for cottage rebuilding. This is a fantastic opportunity to own a successful vacation rental with five years of operating history. All three units are almost fully booked through out the summer and will not be possible to show all units in one showing. This property is a grandfathered four-unit rental in Lower Township, divided between two structures. The waterfront unit comprises three apartments. The top-floor apartment is an 800 sq. ft., 3-bedroom, 1-bath unit that spans the entire length of the house and features a large waterfront deck. The bottom-floor waterfront unit is a 350 sq. ft., 1-bedroom, 1-bath apartment, also with a large waterfront deck. The back bottom-floor unit is a 450 sq. ft., 1-bedroom, 1-bath apartment, featuring a smaller deck with water views. The home was raised in 2017 and includes a spacious garage below the units. The detached cottage is approximately 380 sq. ft., with 1 bedroom and 1 bath, and features a large deck. This unit is also elevated, and we will be selling it with a paid architect for potential rebuilding, should that be desired. The property extends 10 ft into the road and provides over 8 designated parking spaces. There is also a charming backyard equipped with a tiki bar, fire pit, and small dipping pool.

## PROPERTY DETAILS

ParkingGarage  
Garage

AlsoIncluded  
Drapes  
Blinds

Heating  
Electric  
Heat Pump

Cooling  
Ceiling Fan  
Wall Air Conditioning



Ask for Domenic Ballerini  
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