

Berger Realty

Since 1928



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

Asking \$1,599,000.00



COMMENTS

Turnkey waterfront vacation property! This property sale includes all furnishings (excluding personal items), all current bookings for 2025, the intellectual property for the business, and a paid architect for cottage rebuild (if desired). This is a fantastic opportunity to own a successful business with five years of operating history. All three units are fully booked for the rest of the summer and will not be possible to show all units on one date. This property is a grandfathered four-unit 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

Outside Deck	Features	Parking	Garage	Other Rooms	Also Included
			Garage	Living Room	Drapes
			Attached	Dining Room	Blinds



Ask for Patricia (Tish) Spengler
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