

# Page House

6± Room Bed & Breakfast in Dublin, GA



**FICKLING  
& COMPANY**  
A Full Service Real Estate Company  
[commercial.fickling.com](http://commercial.fickling.com)

## Proprietor/Owner Relocating!



**INVESTMENT OPPORTUNITY - 711 Bellevue Ave Dublin, GA**



**CONTACT AGENT FOR DETAILS**

**6± ROOM BED & BREAKFAST | ASKING PRICE: Contact Agent**

**FOR MORE  
INFORMATION  
CONTACT**

Wendy Pierce  
478-803-4116 (Office)  
478-335-1254 (Cell)  
[wpierce@fickling.com](mailto:wpierce@fickling.com)

[commercial.fickling.com](http://commercial.fickling.com)

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company



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## Executive Summary

Fickling & Company, Inc., as exclusive advisor, is pleased to present the opportunity to acquire Page House. Originally built in 1903, the property is located at 711 Bellevue Ave Dublin, GA and is a profitable 6± guest room Boutique Bed and Breakfast. The total building square footage of the main building is approximately 10,000 sf\* and The Cottage House is approximately 600 sf\*. The buildings are situated on approximately .66 acres of land.

Page House is a beautifully constructed Classic Greek Revival bed & breakfast, with a separate newly renovated carriage house. Each room/suite is uniquely decorated all in keeping with the Property's rich historic significance. Located in the historic downtown Dublin, Page House is the perfect place to relax and unwind after a day of exploring Dublin's rich history, amazing architecture, and its beautiful nature. Near local attractions include the Historic Downtown Dublin Walking Tour, Martin Luther King Jr. Monument Park, River Bend and Beaverdam Wildlife Management Areas, and the Southern Pines Water Park. Page House is also close to many historic walking trails, restaurants, and recreational parks. Unique tourist attractions such as

the four week long St. Patrick's Day Celebrations, Carl Vinson VA Celebration, Martin Luther King Jr. Parade, Bon Temps Crawfish Festival, and both River Bend and Beaverdam Wildlife Management Areas host a Turkey Hunt and Free Fish Day that have both nature and adventure enthusiasts repeatedly coming back! The many activities of Dublin and surrounding areas have made Dublin the ideal destination for any season.

*\*Square footages may vary as they have been gathered from multiple sources. It is the responsibility of the potential buyer to fully investigate this information and determine the correct information. Square footage shown includes 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> floor (1<sup>st</sup> and 2<sup>nd</sup> are approximately 3750 sf each and the 3<sup>rd</sup> is approximately 2,500 sf).*



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## Reasons to Buy

- TURNKEY INVESTMENT - Sale Price includes FF&E
- Ideal location logistically in the center of the State and easily accessible from 2 major roadway systems – Interstate 16 and U.S. Hwy 441
- Very Limited bed & breakfast or inn competition in Dublin
- Strong market position and reputation
- Located on the “Downtown Historic District”



## Investment Highlights

- Currently has 6± uniquely decorated rooms (with potential for 10 rooms/suites)
- Superior location, a short walk to dozens of great restaurants, bars, shops and attractions
- Owners will work with incoming buyer or proprietor on how to continue the operations on running the Bed and Breakfast
- Page House has many awards and accomplishments, rated a 9.5± out of 10 for many years on Booking.com, Trip Advisor, Hotels Combined, and received the Google Award in 2021. Most recently received two Lux Life Awards for 2023, and the GEM award.
- Rated #1 out all Inns and Bed and Breakfasts in Dublin, GA



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## CONFIDENTIALITY REGISTRATION AGREEMENT

### PROPERTY

**Fickling & Company (F&C)** has been retained on an exclusive basis by Owner, (the "Owner") with respect to the offering for sale of **Page House, 711 Bellevue Ave., Dublin, GA 31021**(the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to F&C. All fees due F&C in connection with the sale of the Property shall be paid by the Owner. Potential Purchaser agrees that owner shall be responsible for paying only the fees as listed in a separate written agreement to agents representing Potential Purchaser.

F&C has available for review certain information concerning the Property ("Informational Materials"). F&C will not disclose such Informational Materials to Potential Purchaser unless and until the Potential Purchaser has executed this Agreement. In connection with the possible purchase of the Property subject to the following conditions.

1. Potential Purchaser agrees to keep all information not otherwise publicly available strictly confidential. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without F&C written consent and must be returned to F&C immediately upon F&C's request or when the Potential Purchaser terminates negotiations with respect to the Property.
2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Property. Potential Purchaser agrees to obtain related parties consent to maintain confidentiality.
3. The Potential Purchaser understands and acknowledges

If in agreement with the foregoing, please return one signed copy of this agreement to Fickling & Company Inc.

**Attention: Wendy Pierce. Fax (478) 742-2015, 577 Mulberry Street, Suite 1100, Macon, Georgia 31201.**

**POTENTIAL PURCHASER**

**I AM A BROKER acting as principal**

ACCEPTED AND AGREED TO

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

(SIGNATURE)

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

that F&C and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to F&C by others and has not been independently verified by F&C and is not guaranteed as to completeness or accuracy.

4. The Potential Purchaser hereby indemnifies and holds harmless F&C and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this Agreement including, without limitation, claims for brokerage commissions from any agent representing Potential Purchaser.
5. Potential Purchaser will not contact directly any of the owners employees, suppliers, or tenants.
6. The Potential Purchaser acknowledges that the Property has been offered for sale subject to withdrawal from the market, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner or F&C against Potential Purchaser prior thereto.

COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

FAX NUMBER: \_\_\_\_\_