FICKLING & COMPANY



# PAGE HOUSE BED & BREAKFAST

NOW AVAILABLE

## OVERVIEW

*This unique sale property offers its buyer the opportunity to operate an upscale, turnkey profitable Bed & Breakfast business with the ability to live onsite.*

On behalf of our client, Fickling & Company, Inc. is pleased to offer for sale Page House, a luxury TURNKEY 6± unit Boutique Bed and Breakfast (the "Property") located at 711 Bellevue Ave in the heart of historic downtown Dublin, Georgia. The Property is the only true Bed & Breakfast in Dublin offering an experience to its guests unmatched in Middle Georgia. The property currently operates with 6± units (The Page Room is an ADA compliant room located on the ground floor), along with the owner quarters that could be converted into more suites for guest (3 guest rooms, 3 full bathrooms, kitchen, living area, and a laundry room), and a 4th suite on the 3rd floor. With all 3 floors combined there is approximately 10,000± sf of living area. Current owners and staff will work with incoming buyer or proprietor to learn how to continue the operations of Dublin's only Bed and Breakfast.

*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 1st, 2nd, and 3rd floor (1st and 2nd are approximately 3,750 sf each and the 3rd is approximately 2,500 sf).

## HIGHLIGHTS

**MAIN AMENITIES**

- Full Service Bed & Breakfast and event venue
- 6± guest rooms
- .66 Acres
- 7,500 SF - 1st & 2nd Floor
- 2,500 SF - 3rd Floor
- 600 SF - Cottage House
- Hardwood & Carpet throughout
- 20± on-site parking spaces
- 2 Handicap parking spaces in rear
- Commercial washers and dryers
- Commercial kitchen
- LUX Life: Best Luxury B&B 2023 - Central GA
- LUX Life: Excellence Award for Gourmet Breakfast 2023 - Central GA
- GEM Award: 2023

**COMMON AREA AMENITIES**

- In-house Chef
- Complementary Breakfast
- In-room dining
- Concierge services
- Monthly Events
- Themed Dinners
- Bridal Garden
- Wedding Packages
- Getaway Packages

**GUEST ROOM AMENITIES***

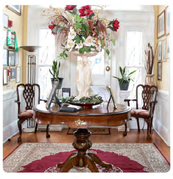
- A/C
- Free WiFi
- Flat-screen TV
- Private Bathroom
- Work Space Area
- Kitchenette
- Keurig Coffeemaker
- Microwave
- Mini Refrigerator
- Walk-in closet

*Guest room amenities vary per Suite.

## DIGITAL OFFERING MEMORANDUM & FINANCIALS

- Offering Memorandum
- Financials P&L
- Property Tax Receipt
- Improvements 2022
- Inventory List

## PHOTO GALLERY



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FICKLING & COMPANY

## GET IN TOUCH

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