Ref: G0178

Lovely charming Airbnb cottage in Naples

445,000 USD

Investment type :	For sale	**Price in Euros :**	431,650 EUR	**Country :**	FLORIDA - USA
Property type :	B&B	**Price in US Dollars :**	445,000 USD	**Condition :**	Turnkey
Bedrooms :	2				
Hotel area :	70				

HISTORICAL FLORIDIAN COTTAGE! Move-in ready! Offered Turnkey/Fully Furnished/Fully equipped for vacation rental! The charming "Cottage" which is located just a few minutes from the beaches and shopping/dining areas, Naples Bay Resort, Bayfront, Tin City, Downtown 5th Ave etc. Built in 1946 and lovingly restored in 2023 to capture the traditional Florida style. A few of the many upgrades are: New LV Flooring, New shiplap walls, new ceiling fans, new washer/dryer, New tankless water heater, New A/C, New furniture etc., etc.! GREAT Investment! If requested local teams available for cleaning and managing the rentals. Possibility to build out or up. No HOA fees. (Home Owners Association)

Has been used as a vacation rental on Airbnb and VRBO since 2016. Excellent 5-Star reviews for property and location. Short term rentals permitted. Use as nice full time/part time home or rent out easily and watch value appreciate in this downtown location close to the Bayshore Gateway Triangle Community Redevelopment area. Beautiful, sunny Naples, FL was named the best place to live in the U.S., according to U.S. News's 2024 ranking.

2 bedrooms, 1 full bathroom, full kitchen, dining room, living room, outside covered, screened-in patio. Raised wood construction with crawl space. Metal roof. Cement board sidings.
Carport
Size of House   70 square meters
Size of property   610 square meters
Rental opportunity
Nightly Rates
• US$120 - US$290 per night depending on season
Average occupancy rate
• 80% December through April
• 50% May through November
Cleaning cost per guest stay
• US$140
Average electricity cost
• US$79 - $120 per month depending on the season
Landscaping and Lawn service
• US$120 per month (done 4 times per month)