

SALE

TWO-HOME INVESTMENT PORTFOLIO

205-207 Neck O Land Rd Williamsburg, VA 23185



OFFERING SUMMARY

Sale Price:	\$677,000
Building Size:	2,790 SF
Lot Size:	2.71 Acres
Number of Units:	2
Price / SF:	\$242.65
Zoning:	R2

PROPERTY OVERVIEW

Rare opportunity on nearly 3 private acres offering versatility, income, and lifestyle. This unique property features two renovated ranch homes generating \$4,000/month. Ideal as an investment, owner-occupant with rental income, or multi-generational living. The 205 residence (renovated 2008) offers 1,350 sq ft with 2 bedrooms, 2 full baths, granite-tiled baths, and a fenced yard. The 207 residence (renovated 2025) spans 1,450 sq ft with 3 bedrooms, 2 full baths, and a composite front porch. Both include primary suites. Extensive renovations (JCC permitted) include updated plumbing, electrical, insulation, drywall, roofing, HVAC, siding, and appliances. The expansive grounds provide space for gardens, recreation, or peaceful outdoor living. Detached building on slab. Convenient to Rt 199, I-64, Capital Trail, Jamestown, Billsburg Brewery & The Frothy Moon. Tenants require at least 24-hour notice. Detached buildings and sheds sold as-is. Leases expirations: 205 = Dec 30, 2026; 207 = Sept 30, 2026 with notification due to tenants 60 days prior. There is a utility easement for the Cottages at Stone Haven towards the Stone Haven entry side of the property.

John Wilson
(757) 345-5060



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LOCATION DESCRIPTION

The subject property offers excellent proximity to the Capital Bike Trail, Billsburg Brewery, Jamestown Yacht Basin, Historic Jamestown and Jamestown Settlement, as well as the College of William & Mary and the City of Williamsburg. It also provides convenient access to Route 199 via Jamestown Road, allowing easy connectivity to all surrounding areas.

INVESTMENT HIGHLIGHTS

- Cash-flowing, two-home investment portfolio
- Prime location close to everything in Williamsburg
- Located within the Jamestown High School district
- Call Steve Ewell for details at 757-603-2807



WHY INVEST IN WILLIAMSBURG

Williamsburg offers a compelling mix of historic charm, economic stability, and consistent tourism that makes it an attractive market for investment property. Anchored by major attractions like Colonial Williamsburg, Busch Gardens Williamsburg, and College of William & Mary, the area benefits from year-round visitor traffic and a steady demand for short- and long-term rentals. Its proximity to larger employment centers such as Richmond and Norfolk, combined with a strong school system and high quality of life, supports stable population growth and tenant demand. Additionally, Williamsburg's blend of residential, student, and vacation rental opportunities provides investors with diversified income streams and resilience across market cycles.



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