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## Bierman Astor Estate

69 and 71 Ferry Road, St Georges

MLS Number: 1189

**US\$ 2,950,000**



### Exciting Investment Opportunity!

Over 7 acres, predominately zoned Res 1 with approximately 1700 feet of boat able waterfront. Currently the property has 13 ARVs. Most apartments have been updated (with others in process) and overall these show a healthy rate of return.

Originally built by multi-millionaire and American spy, Vincent Astor and his wife Helen in 1933. Much care and attention was lavished on the design of "Ferry Reach" later known as "The Astor Estate" using Bermudian craftsmen to create the mansion and its amenities. The observation deck, aquarium, cinema, old train tracks and enormous pool remains a testament to a bygone era and lifestyle.

Below the mansion are multiple storage and mechanical rooms serviced by wide service corridors which had connected one end of the old house to the other. These also lead to the old cinema, aquarium and bar which was used as a restaurant for a time, utilizing the outdoor terrace for dining.

Upper living spaces and lower serviced area square footage could be repurposed to suit a new venture.

<b>Fireplaces</b> 11	<b>View – Ocean/Airport</b>	<b>Apartments</b>	<b>11 x 1b1b</b>
<b>Pool</b>	<b>Waterfront ± 1700 ft</b>	<b>Cottage</b>	<b>1 x 2b2b</b>
<b>Garage</b>	<b>Moorings ± 7</b>	<b>Tanks</b>	<b>12</b>
<b>Terraces</b>	<b>Dock/Boathouse Ruin</b>	<b>Total Sq. Ft.</b>	<b>TBD</b>
<b>Well</b>	<b>Year Built 1933</b>	<b>Lot Size</b>	<b>7.262 Acre</b>
		<b>Zoning:</b>	<b>Res 1, Coastal, Woodland</b>

### ARV's

<b>Apartment 1&amp;2</b>	<b>\$32,400</b>
<b>Apartment 3</b>	<b>\$40,800</b>
<b>Apartment 4</b>	<b>\$23,400</b>
<b>Apartment 5</b>	<b>\$23,400</b>
<b>Apartment 6</b>	<b>\$24,600</b>
<b>Apartment 7</b>	<b>\$23,400</b>
<b>Apartment 8</b>	<b>\$39,600</b>
<b>Apartment 9</b>	<b>\$16,200</b>
<b>Apartment 10</b>	<b>\$22,200</b>
<b>Apartment 11</b>	<b>\$27,000</b>
<b>Basement/Storage/Garage</b>	<b>\$16,800</b>
<b>Cottage at #71</b>	<b>\$40,800</b>

Cranfields Property Bermuda Ltd

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To the best of our knowledge the information contained herein is accurate however we cannot guarantee that it is correct.