

ENGEL & VÖLKERS®



MLS 314183

119 EAST 37TH STREET • SAVANNAH • GA 31401

Exquisite Restored Mansion on Oak-Lined Boulevard



ENGEL & VÖLKERS®
PRIVATE OFFICE

Presented For Sale by



JESSICA KELLY

1650 East Victory Drive | Savannah | GA 31404

O: (912) 238-0874 | M: (912) 441-9101

jessica.kelly@evrealstate.com



SCAN FOR MORE
INFORMATION



Prime Commercial Opportunity in Downtown Savannah

Thomas Square Streetcar Historic District • Savannah • GA

Offered At	Interior Area	Lot Size	Zoning
\$3,300,000	7,262 sq.ft	0.41 Acres	TC1

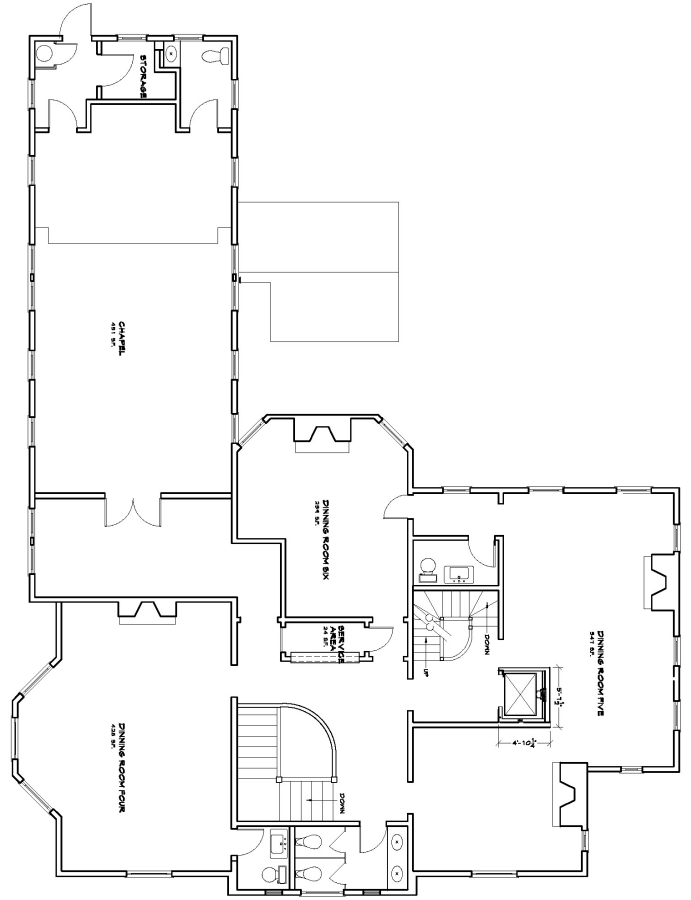
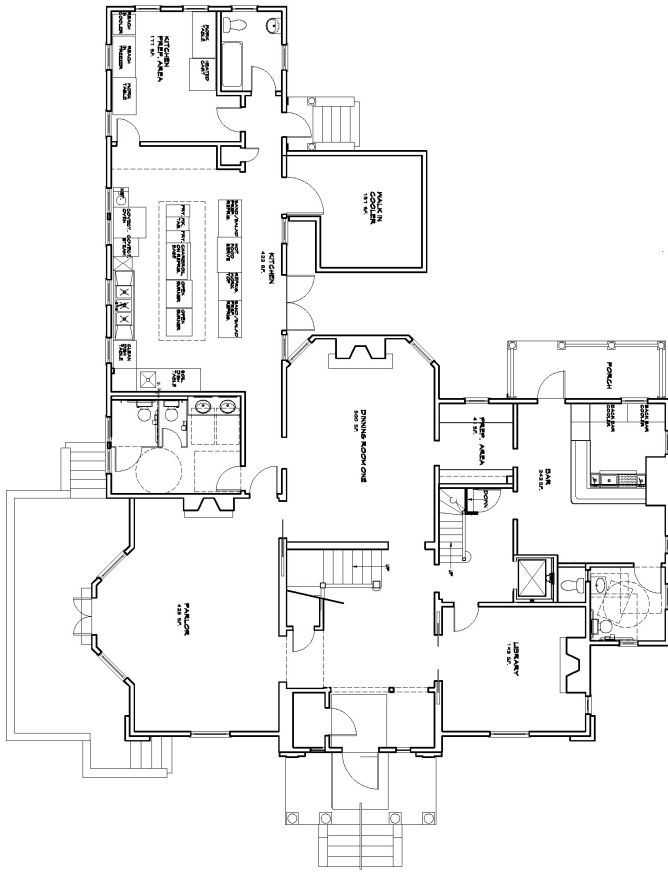
Experience the epitome of historic grandeur in this extraordinary building located in the heart of Downtown Savannah. Nestled on a picturesque boulevard adorned with live oak trees, this meticulously restored 7,000+ sq ft mansion presents a rare opportunity. Formerly an opulent restaurant, this property offers a seamless conversion into a grand residential estate featuring expansive rooms, a brick wine cellar, and numerous al fresco dining areas. The fully landscaped outdoor patio space is perfect for a future swimming pool.

Step inside to a magnificent grand foyer with curved stairs, leading to the preserved Sacred Heart Convent Chapel, showcasing custom hand-painted murals and ornate artisan stained glass. The custom-made bar,

imported from England, adds a touch of elegance. Modern amenities include an elevator, a barrel tile roof, and updated mechanical, plumbing, and HVAC systems. The detached carriage house apartment provides additional space and storage.

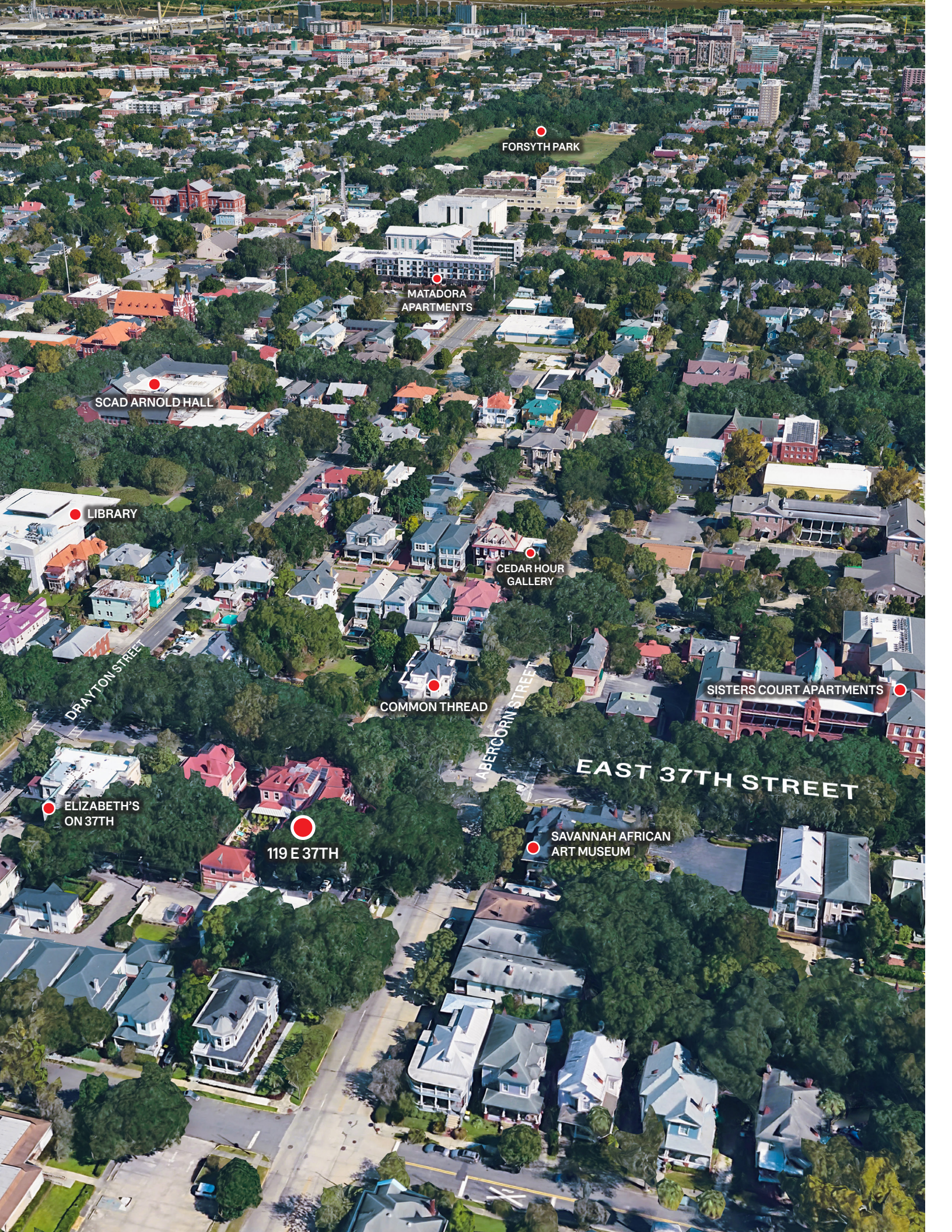
Situated on a 0.41-acre corner lot with TC1 zoning, this property provides versatility for residential living, offices, a spa, hospitality, and more. Off-street parking enhances its convenience.

Don't miss this once-in-a-lifetime chance to own one of the Southeast's finest homes, where historic charm meets modern luxury.



- Currently Outfitted as a Fine Dining Restaurant
- 7262 Square Feet
- Constructed in 1898
- Award Winning Restoration
- Historic Savannah Foundation Preservation Award 2019
- Formally The Sacred Heart Convent Chapel
- Multiple Grand Dining Rooms and Private Meeting Spaces
- Grand Entry Foyer and Curved Staircase
- Current indoor seating capacity for 130 Guests
- Fully Restored Historic Chapel with Capacity for 80 Guests
- ADA Accessible with Ramp and Elevator
- ADA Compliant Baths
- Elegant Historic Period Details
- Brides Bathroom/Dressing Room Adjacent to the Chapel
- Custom Design Stained Glass By Carl Fougerousse
- Custom Designed for the Historic Foyer Skylight

- Custom Commissioned European Bar
- Brick Wine Cellar
- Multiple Courtyards with Outside All Fresco Dining for 100+
- Beautifully Landscaped with Fruit Trees and Tropical Plants
- Irrigation System
- Custom Hardscape with Fountains
- Custom Iron Fencing and Decking
- Custom Designed Commercial Kitchen
- Walk-In Freezer
- Service Stations
- Barrel Tile Roof With 50-Year Warranty
- Off Street Parking Spaces
- .41 Acre Lot on Highly Visible Corner
- Detached two story Carriage House with One Bedroom Apartment and additional 600 Sq Feet of Storage Below



FORSYTH PARK

MATADORA APARTMENTS

SCAD ARNOLD HALL

LIBRARY

CEDAR HOUR GALLERY

COMMON THREAD

SISTERS COURT APARTMENTS

EAST 37TH STREET

DRAYTON STREET

ABERCORN STREET

ELIZABETH'S ON 37TH

119 E 37TH

SAVANNAH AFRICAN ART MUSEUM

Market Overview – Savannah, Georgia

As the Nation’s largest Landmark Historic District, Savannah hosts over 15.2 Million Tourists annually attending hundreds of events such as the SCAD Savannah Film Festival, Savannah Music Festival, and the 2nd Largest St. Patrick’s Day Parade in the United States. These factors contribute to strong short-term accommodation occupancy rates and annual visitor spending in excess of \$3.3 Billion. The city’s mix of urban sophistication and Southern hospitality make it a popular destination for both tourists and businesses, providing a steady stream of demand for restaurant and event space.

In addition to its rich history and cultural offerings, Savannah is home to a thriving culinary scene, with a range of restaurants and cafes offering everything from classic Southern cuisine to innovative farm-to-table fare. The city’s shopping scene is equally vibrant, with a mix of independent boutiques and national retailers, plus a thriving arts community that includes the prestigious Savannah College of Art and Design (SCAD).

With its mix of urban sophistication and Southern hospitality, Savannah is poised to continue to attract visitors and provide a stable and growing return on investment.

“Top 10 East Coast Winter Destinations”
[TRIPSAVVY, JANUARY 2021](#)

“5 Best Honeymoon Destinations in the U.S.”
[TRAVEL NOIRE, JANUARY 2021](#)

“Best Places to Live and Work as a Moviemaker”
[MOVIEMAKER, JANUARY 2021](#)

“Top 15 Cities in the United States” (#3)
[TRAVEL + LEISURE, AUGUST 2021](#)

“The 30 Most Charming Small Cities in the USA”
[TRAVEL MAGAZINE, MARCH 2021](#)

“25 Most Popular U.S. Destinations for 2021”
[TRIP ADVISOR, APRIL 2021](#)

“10 Most Beautiful Cities to Visit in the United States”
[VERANDA, MAY 2021](#)

“Best Places to Visit in the USA” (#27)
[US NEWS & WORLD REPORT, MAY 2021](#)





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