



217 Broad St

217 Broad St, Rome, GA 30161



Heath Rogers

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217 Broad St

\$1,988,000

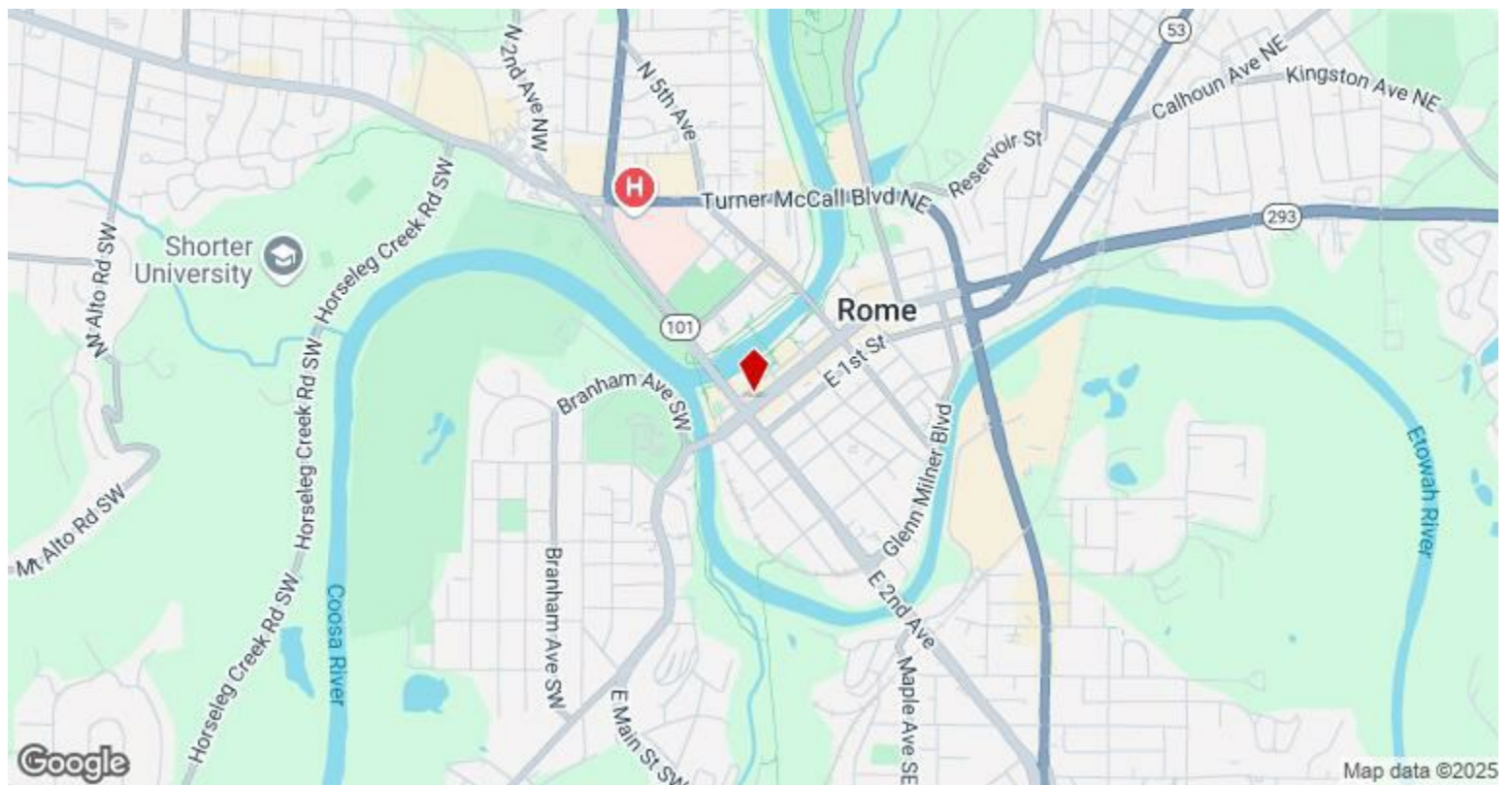
An exceptional opportunity awaits to own a piece of Historic Downtown Rome. This fully remodeled, income-producing property offers a rare combination of historic charm and modern convenience. The building includes seven fully leased residential apartments and a ground-level retail space, currently occupied, providing immediate and stable rental income. Designed with accessibility and comfort in mind, the property features an elevator and handicap lift, ensuring ease of access throughout. Residents and guests also enjoy a shared rooftop area, ideal for outdoor living and entertaining, complete with a bathroom and sweeping views of Downtown Rome. Located in one of the most sought-after areas of the city, this property presents a unique investment opportunity with long-term value. Due to tenant occupancy, all showings require an appointment. Please contact the listing agent for more information or to schedule a private tour. Starting 6/1/25, the 8 fully leased spaces will bring in \$13,550 per month. There are shared expenses with the adjoining building, please contact for information....



Price:	\$1,988,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.75 AC
Gross Building Area:	10,560 SF
No. Stories:	3
Year Built:	1900
Zoning Description:	C3
APN / Parcel ID:	J14D-047
Walk Score ®:	71 (Very Walkable)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Blonde On Broad Salon	-	



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Property Photos



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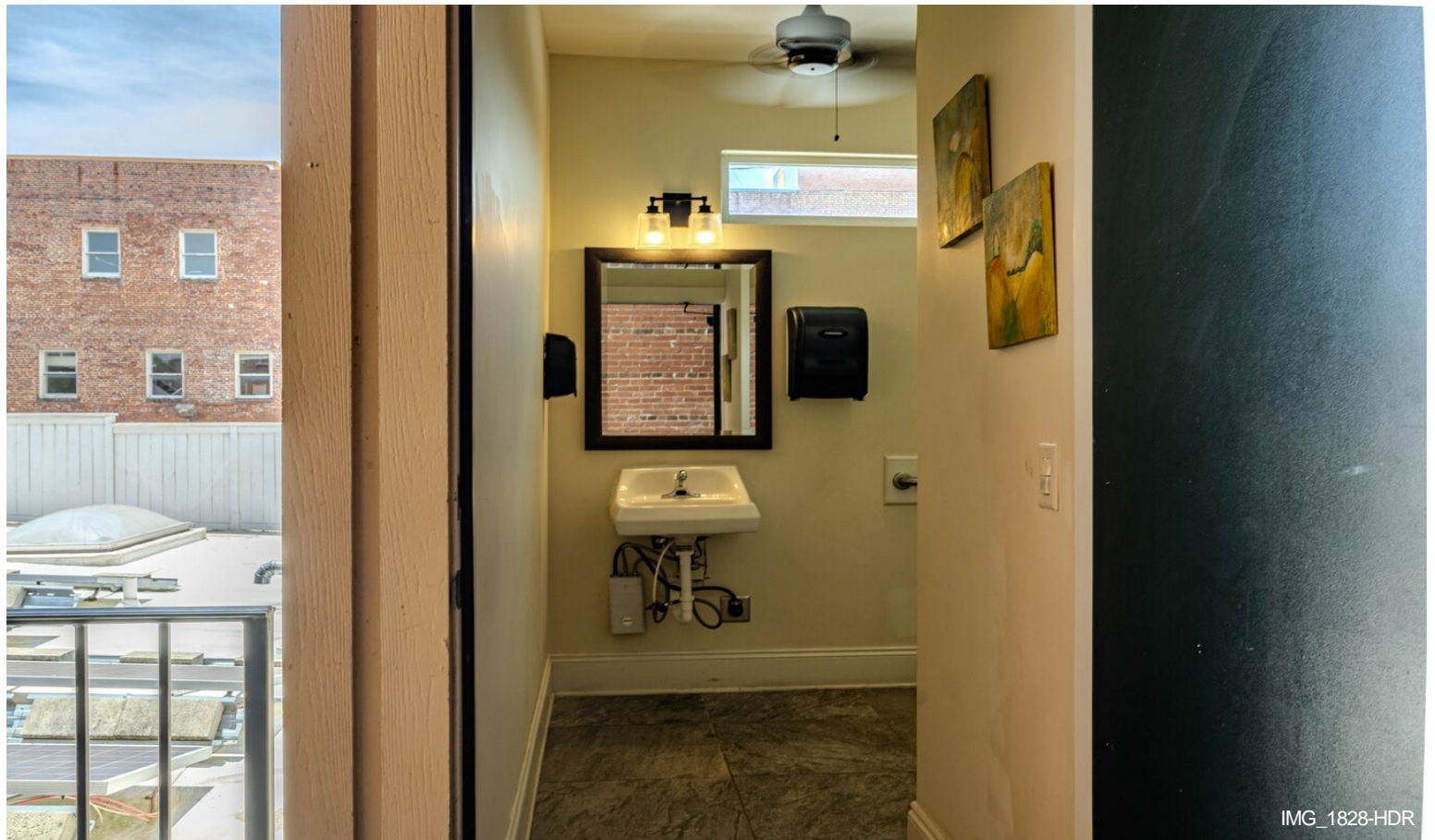
Property Photos



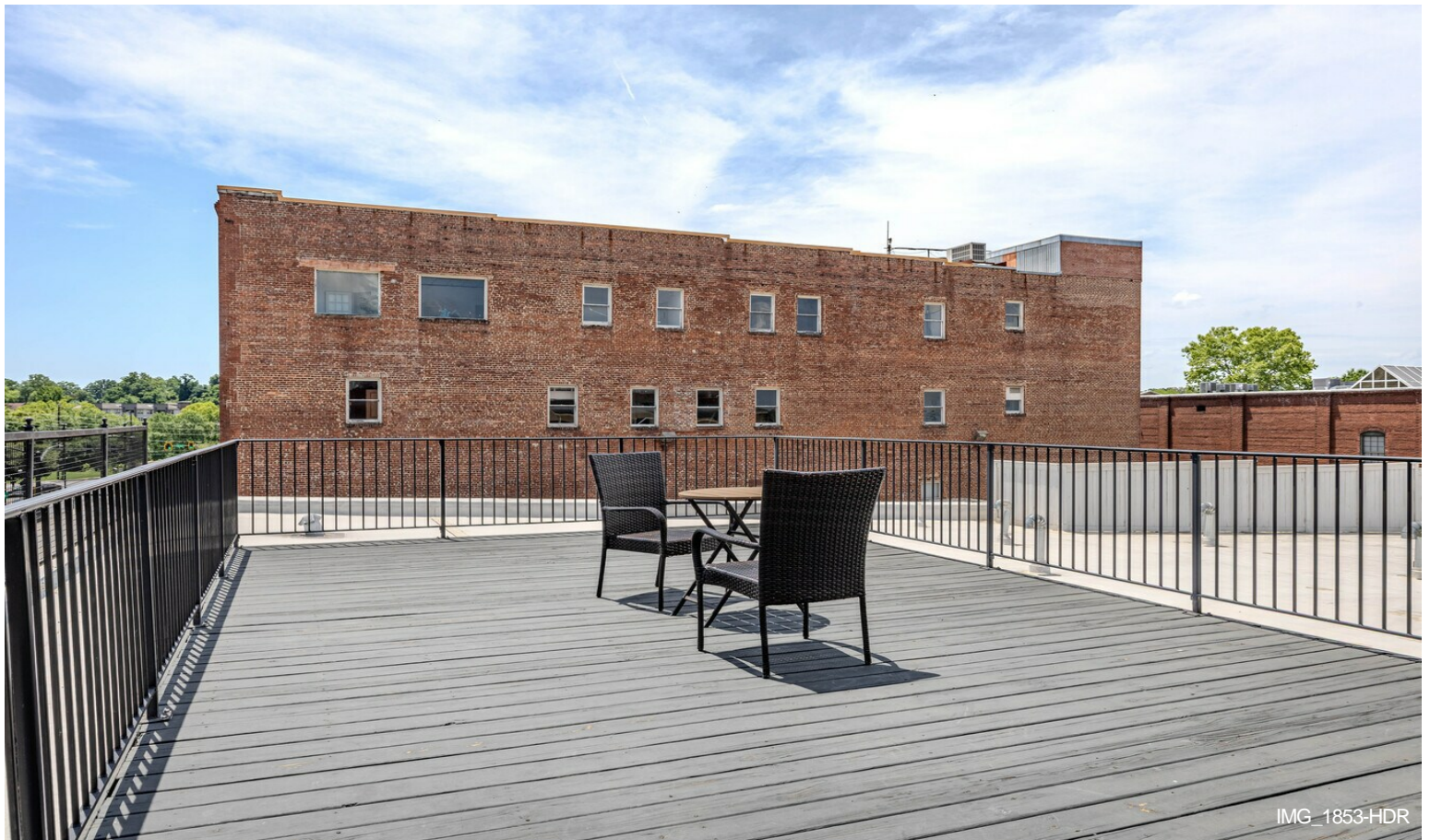
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