

**HISTORIC MARTHA LESTER SCHOOL FOR SALE
1688 BROAD STREET
AUGUSTA, GA 30904**



2.15 ACRES AVAILABLE FOR SALE

Presented By:

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PROPERTY SUMMARY

Building Size: 14,500 SF

Lot Size: 2.55 Acres

Zoned: L-I

Poised in the heart of the Broad Street Historic District, this **14,500-SF** former school sits on a generous **2.2-acre parcel** in dynamic **Downtown Augusta**. Built in 1934, the building boasts period architectural features—a perfect blend of **character and opportunity**.

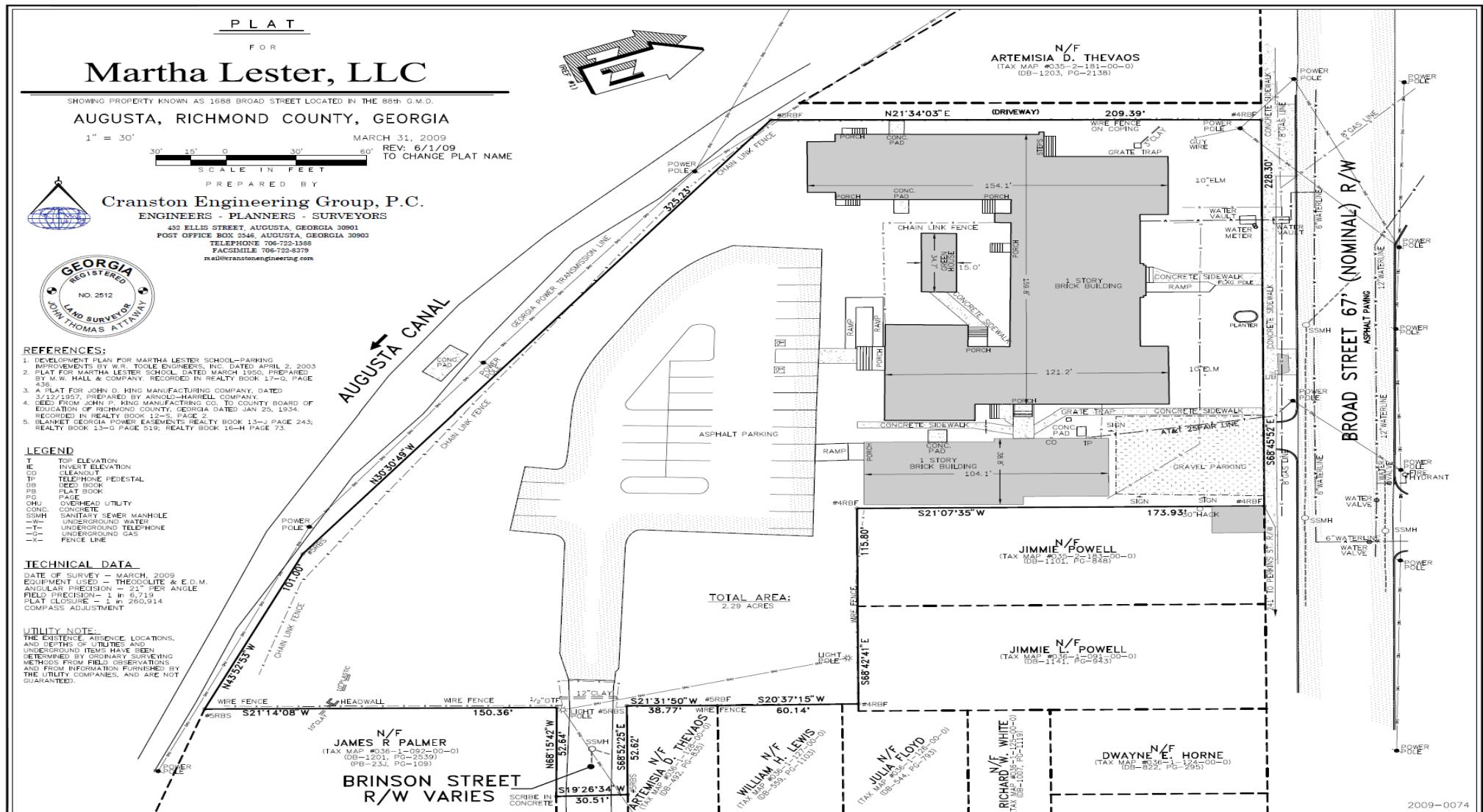
Directly **across the street from the Lofts at King's Mill**, the property enjoys built-in visibility to a thriving residential community and steady pedestrian activity—an ideal audience for retail, dining, or professional services. Once a beloved community institution, the property is primed for adaptive re-use: envision offices, creative co-working, boutique hospitality, or residential lofts.

The lot offers expansive room for parking, landscaping, or additional build-out, all within walking distance of premier venues—Imperial and Miller Theaters, top dining, and Augusta's vibrant arts scene. With zoning flexibility, a growing downtown residential base, and convenient access to the wider Augusta–Richmond County market, this listing offers scalable possibilities and strategic appeal. Don't miss the chance to preserve and reinvent a downtown landmark.

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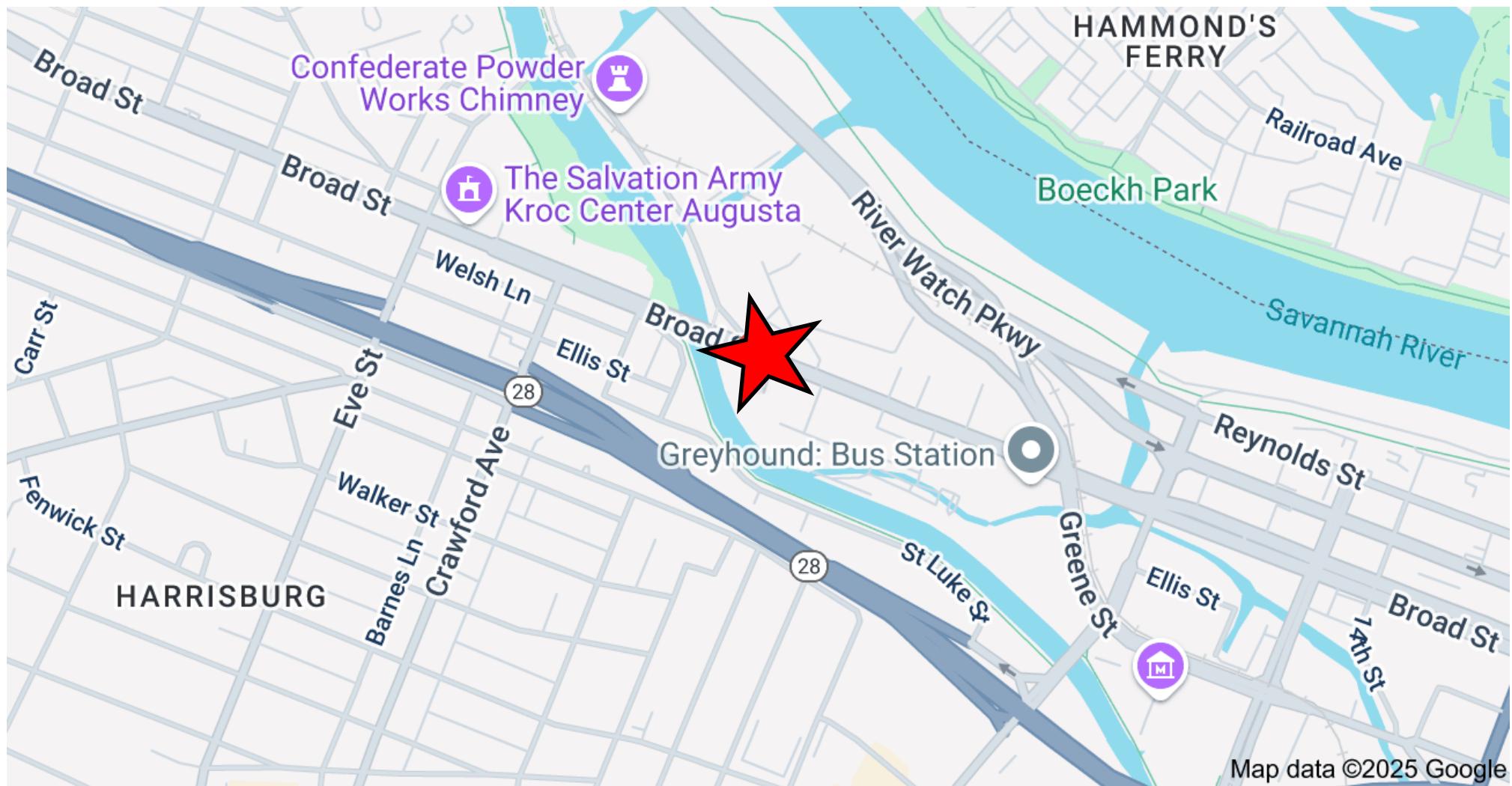
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The information contained herein is believed to be accurate & obtained from reliable sources, no warranty or representation is made. All parties should perform the necessary due diligence to confirm any statistics to their own satisfaction of investigation

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