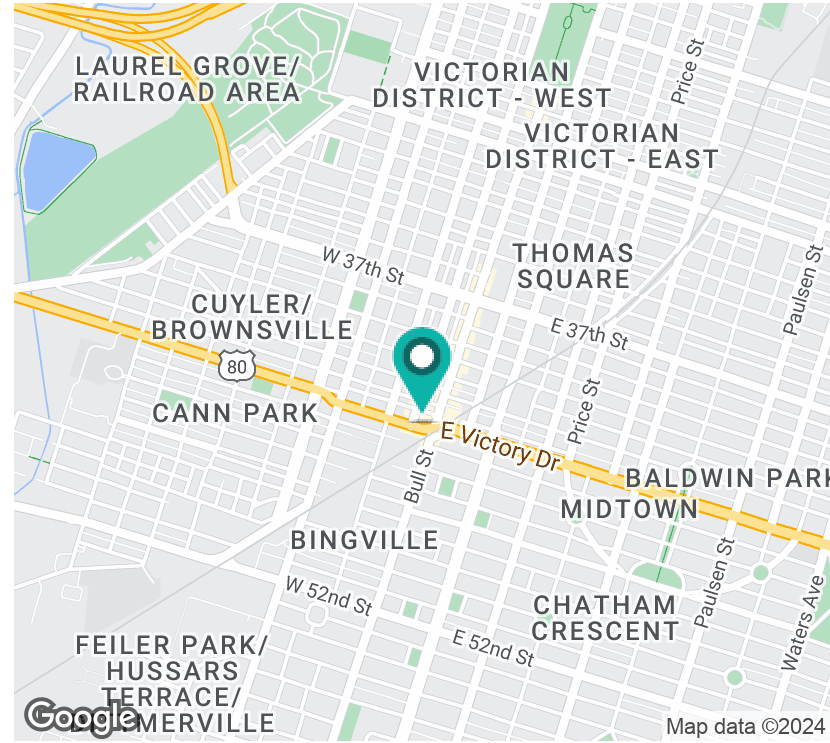


8 WEST VICTORY DRIVE

Savannah, GA 31405

FOR SALE

Executive Summary



OFFERING SUMMARY

Price	\$589,000
Price / GSF	\$277.18
Occupancy	0%
NOI	\$0.00
GSF	2,125 SF
# of Floors	2
Site Size	3,600 SF
Parking Spaces / Ratio	null / null
Year Built	1890

PROPERTY OVERVIEW

Nestled in the bustling hub of Victory Drive, near the vibrant Starland District, this historic commercial building presents a remarkable opportunity for investors and developers alike. Dating back to 1890, this 2-storey gem boasts a rich architectural heritage, ripe for transformation into a standout property in one of the city's most sought-after locations.

Although in need of renovation, the building's solid structure and timeless design offer the perfect canvas for a creative restoration project. Potential buyers will be pleased to know that the property may qualify for historic tax credits, providing significant financial incentives for preserving its unique character.

Spanning a generous footprint, the interior exudes an old-world charm that, with the right vision, could be seamlessly blended with modern amenities to attract premium commercial tenants. Its prominent positioning on Victory Drive ensures high visibility and foot traffic, ideal for a boutique, gallery, office space, or a trendy restaurant.

This is more than just a purchase; it's a chance to own a piece of history and to contribute to the area's renaissance. Envision breathing new life into this classic structure and being part of the dynamic growth of the Starland District.

PROPERTY HIGHLIGHTS

Exclusively Represented By:

Graham Sadler
Associate Broker
912 233 6000
gsadler@bsrgcommercial.com

Berkshire Hathaway HomeServices
Bay Street Realty Group
5 East Perry Street GA
Savannah, GA 31401
912.233.6000

BERKSHIRE
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HOMESERVICES

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Group

COMMERCIAL ADVISORS

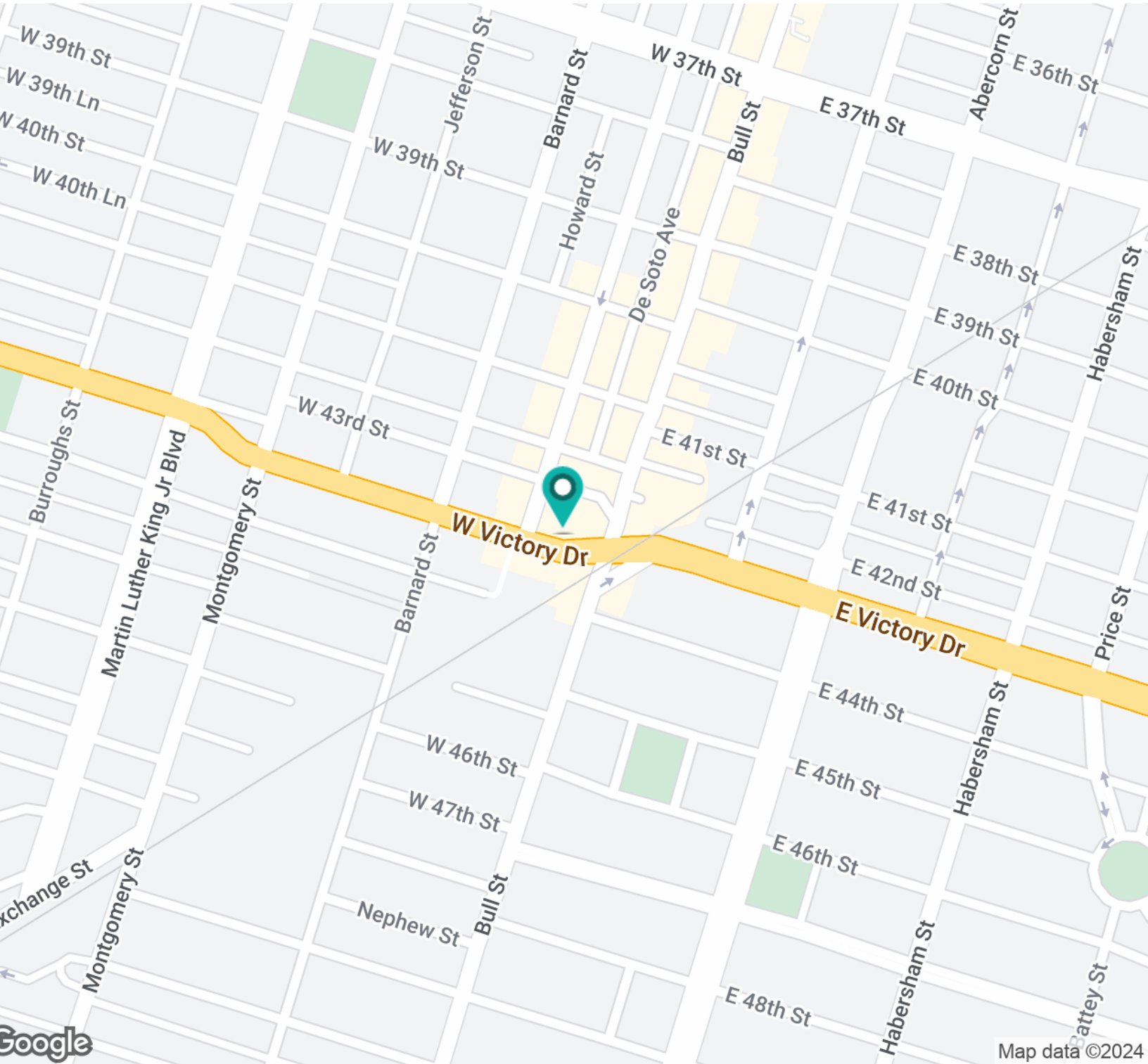
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Location Map



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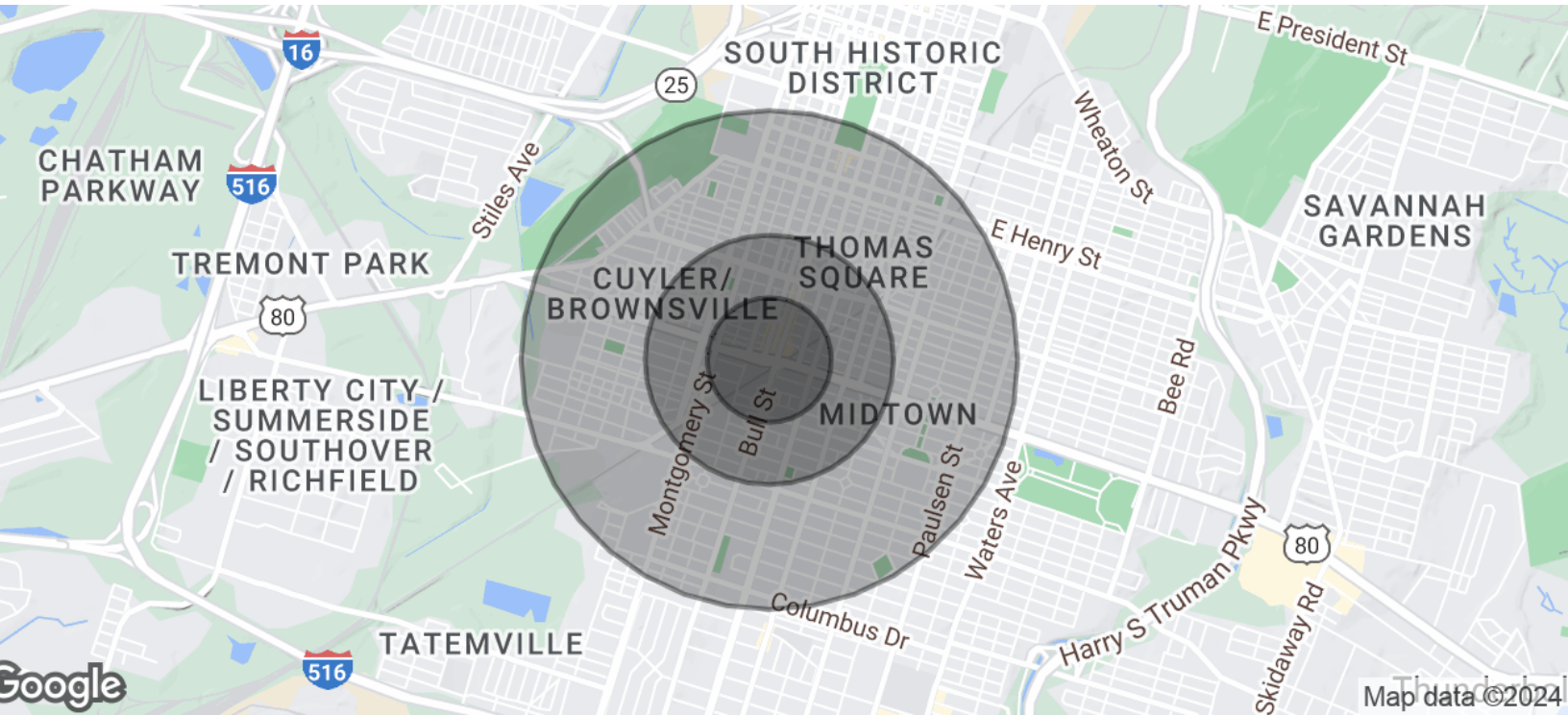
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Savannah, GA 31405

FOR SALE

Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,146	4,933	18,122
Average Age	33.8	33.9	34.3
Average Age (Male)	33.1	34.1	35.0
Average Age (Female)	38.0	36.7	34.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	611	2,652	9,378
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$59,024	\$56,456	\$53,879
Average House Value	\$319,057	\$276,573	\$264,542

2020 American Community Survey (ACS)

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