

63

MONTAGU  
STREET

B

A

63

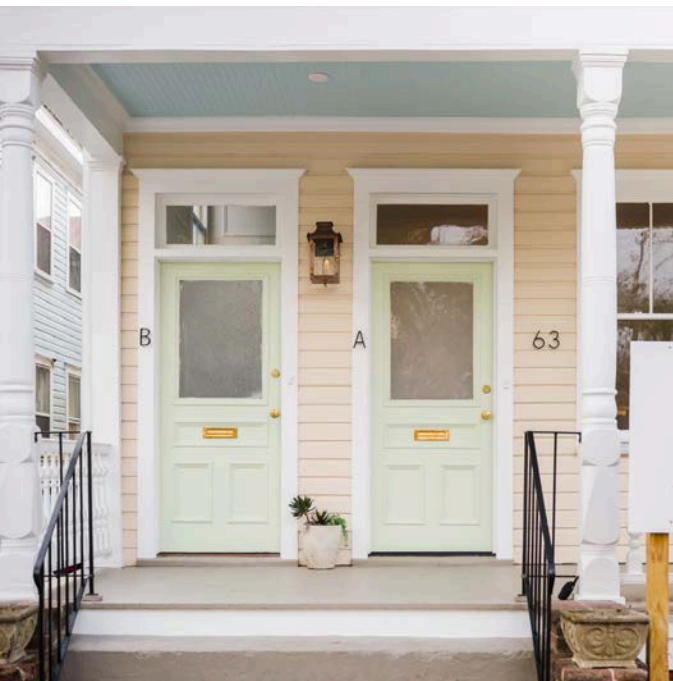
**Income Producing Luxury Duplex For Sale**  
63 Montagu Street, A & B, Charleston, SC 29401

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**COLDWELL BANKER  
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REAL ESTATE  
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# Income Producing Luxury Duplex For Sale



## PRICE

A & B: \$3,099,000

A: \$1,399,000

B: \$1,699,000



## SIZE

3,092 SF



## PARKING

2 Off-Street Spaces



## TAX DISTRICT

99 - City of Charleston



## ZONING

Charleston - STR



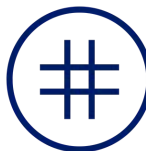
## BD/BA

5 Beds/4 Baths



## ACRES

0.07



## TAX ID

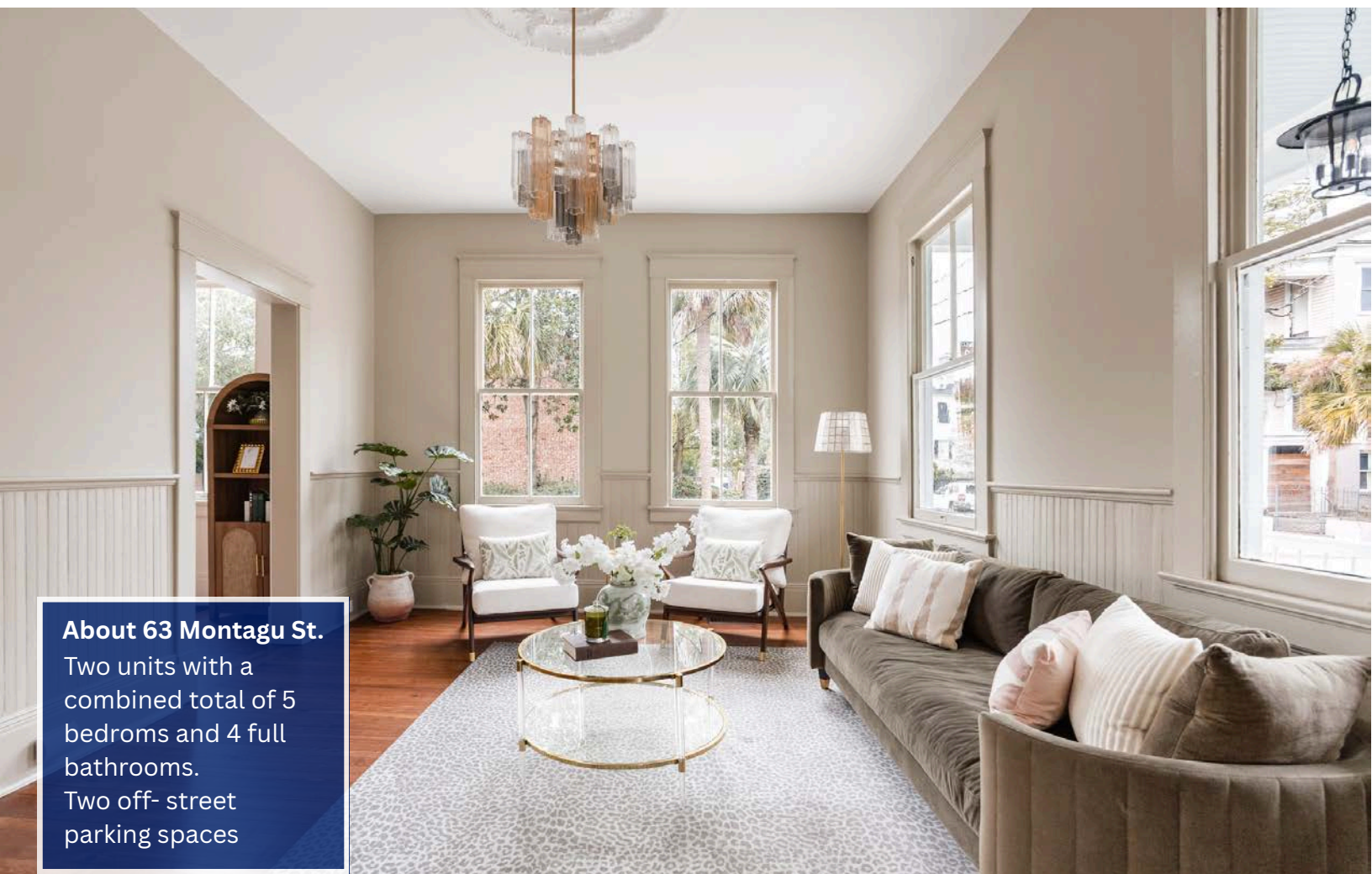
457-03-03-051



## YEAR BUILT

1922

Renovated: 2026



**About 63 Montagu St.**

Two units with a combined total of 5 bedrms and 4 full bathrooms. Two off- street parking spaces

## Income Producing Luxury Duplex For Sale

Remodeled Duplex Investment Opportunity with Immediate Rental Income. 63 Montague Street presents a rare opportunity to acquire a beautifully renovated, income-producing historic duplex in the heart of downtown Charleston. Perfectly positioned on a prime corner lot, the property is within walking distance to MUSC, Roper Hospital, Colonial Lake, and Broad Street—placing tenants in one of the city's most desirable and convenient locations. This turnkey asset features two thoughtfully designed units with a combined total of 5 bedrooms and 4 full bathrooms, along with 2 off-street parking spaces, an exceptional amenity for downtown Charleston. The property seamlessly blends timeless Southern character with modern luxury. Original hardwood floors have been carefully restored, complemented by classic trim work and preserved architectural details throughout. These historic elements are elevated by high-end contemporary finishes, including premium appliance packages, designer lighting, and custom tile and bath designs that deliver a refined, upscale feel. Large beautiful windows in both units offer natural light, enhancing the home's architectural integrity and creating bright, inviting living spaces. Designed with both investors and end-users in mind, this duplex offers the durability, efficiency, and low maintenance of a newly renovated property while maintaining the charm and character that drive strong rental demand in Charleston's historic district. Outdoor living is equally compelling, with double front and rear porches that provide ideal spaces for relaxation and entertaining. The corner lot orientation enhances privacy while maximizing light exposure throughout the day.

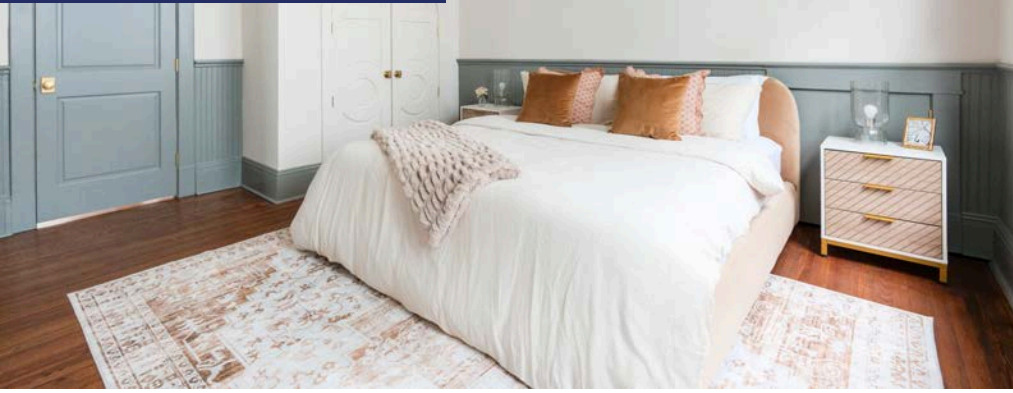
### **This property offers exceptional flexibility:**

- Operate as a fully income-producing investment
- Purchase individual units as a HPR offered separately
- Owner-occupy one unit while leasing the other to offset carrying costs.

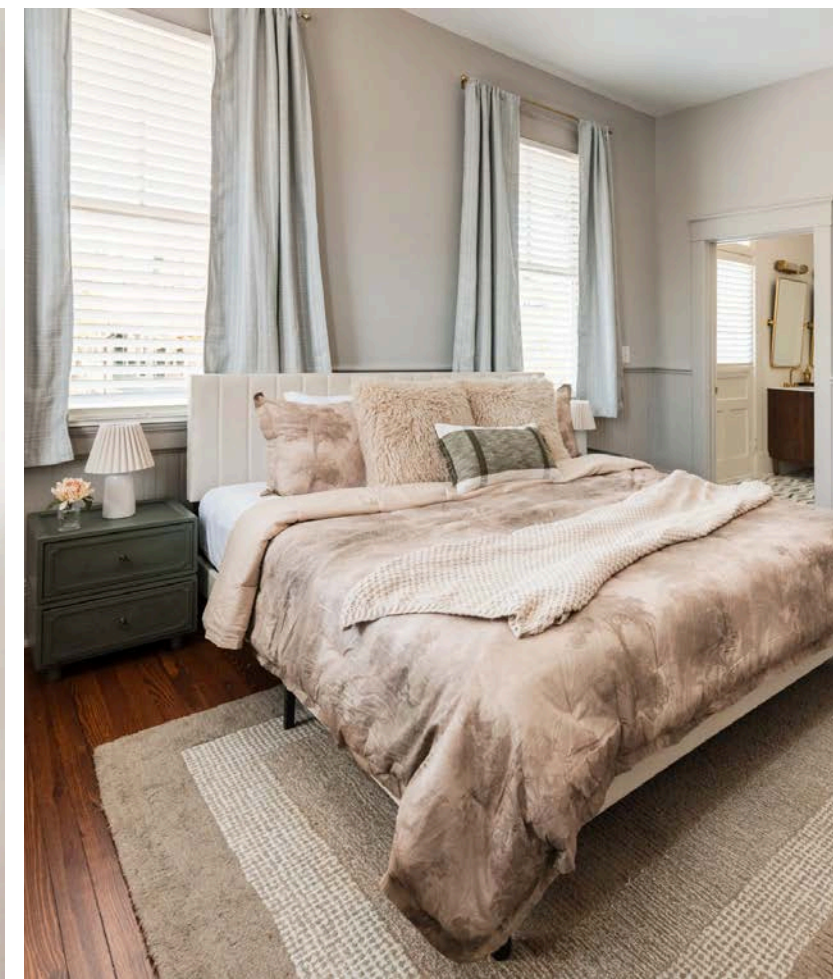
A true downtown Charleston investment with long-term appreciation potential and immediate income capability. Turnkey. Renovated. Income-Ready. Don't miss this rare opportunity to own a fully updated duplex in one of Charleston's most sought-after locations. A pool is currently under construction and available at an additional cost to the buyer. Furniture may be negotiated separately.



# UNIT A



# UNIT B



- 10 Minutes to Mount Pleasant
- 13 Minutes to James Island
- 11 Minutes to West Ashley



**MOUNT PLEASANT**

**WEST ASHLEY**

**DOWNTOWN CHARLESTON**

**JAMES ISLAND**

**SITE**

# 63 MONTAGU STREET



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