

**SEABOLT**  
REAL ESTATE

**V**  
**VANTOSH**  
COMMERCIAL GROUP

RARE INVESTMENT  
**REAL ESTATE**  
FOR SALE

2305 HABERSHAM ST. | SAVANNAH, GA, 31401





# ABOUT THE PROPERTY

## Prime Multi-Unit Savannah Investment Opportunity

This unique property offers incredible income potential with 6 residential apartments, 4 commercial spaces, and a detached garage. Strategically located near Forsyth Park, Starland Yard, and numerous dining and shopping options, this property currently generates \$12,090 monthly income while being undervalued. Recent upgrades include new HVAC systems throughout.



# HIGHLIGHTS

-  \$2,595,000
-  7,771 SQFT  
 9,148 SQFT LOT
-  9 BEDS
-  10 BATHS
-  MULTI-FAMILY
-  OFF STREET PARKING,  
DETACHED GARAGE
-  FULLY LEASED:  
6 RESIDENTIAL  
4 COMMERCIAL
-  ZONING: MIXED USE
-  21 MIN TO AIRPORT
-  TOTAL POPULATION IN  
5 MILE RADIUS: 133,279



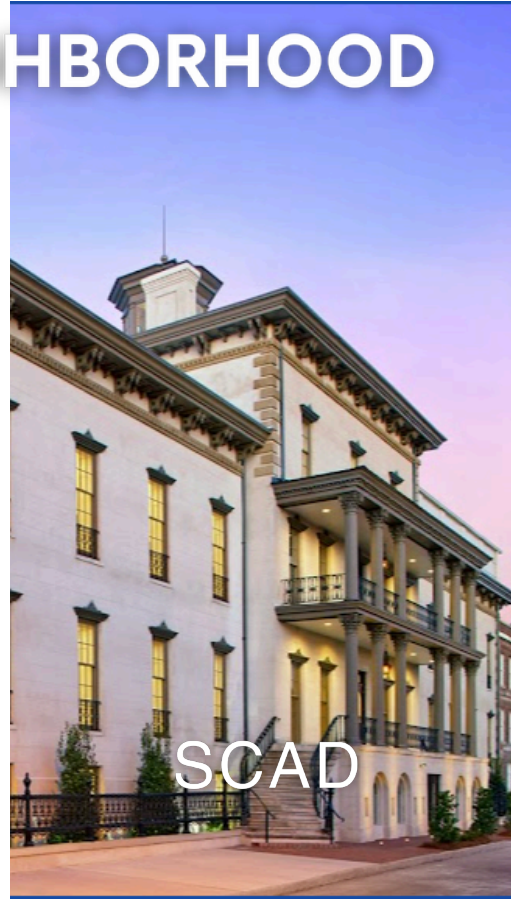


FORSYTH  
PARK

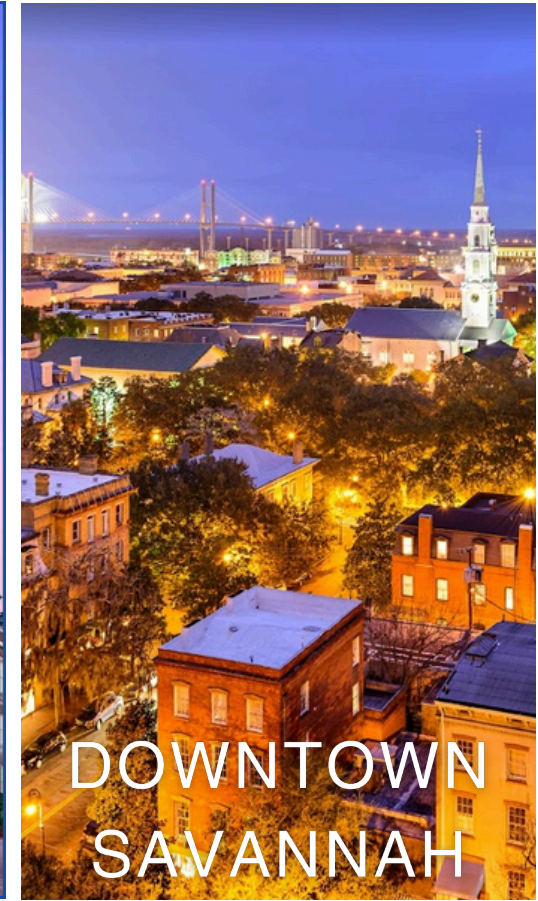


STARLAND  
YARD

## IN THE NEIGHBORHOOD



SCAD

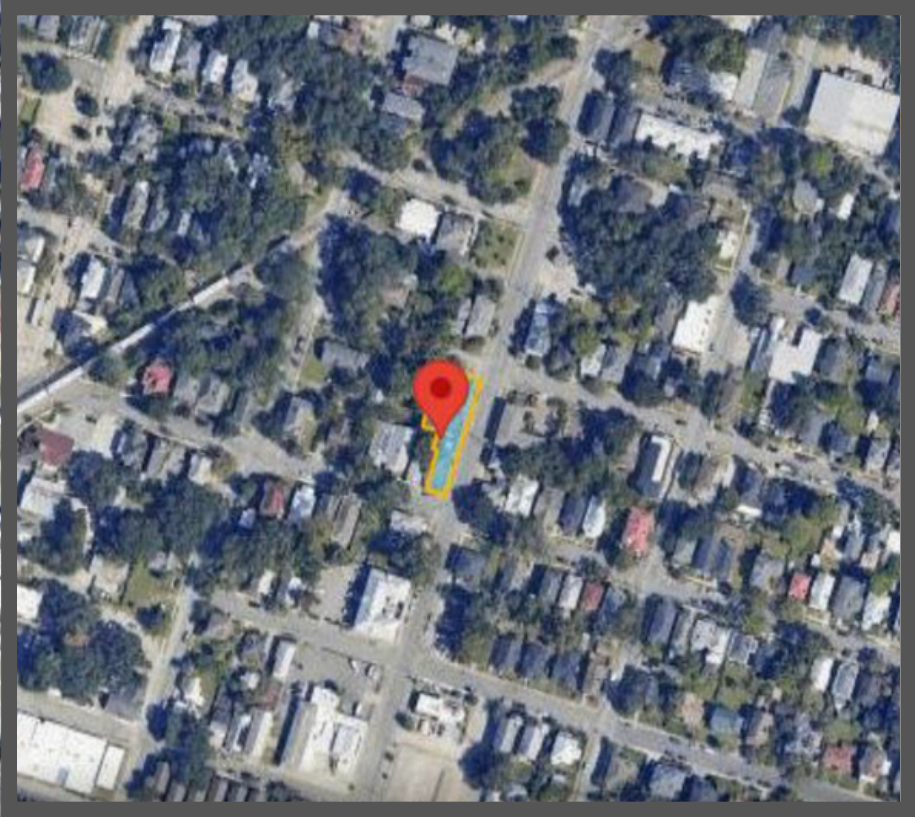
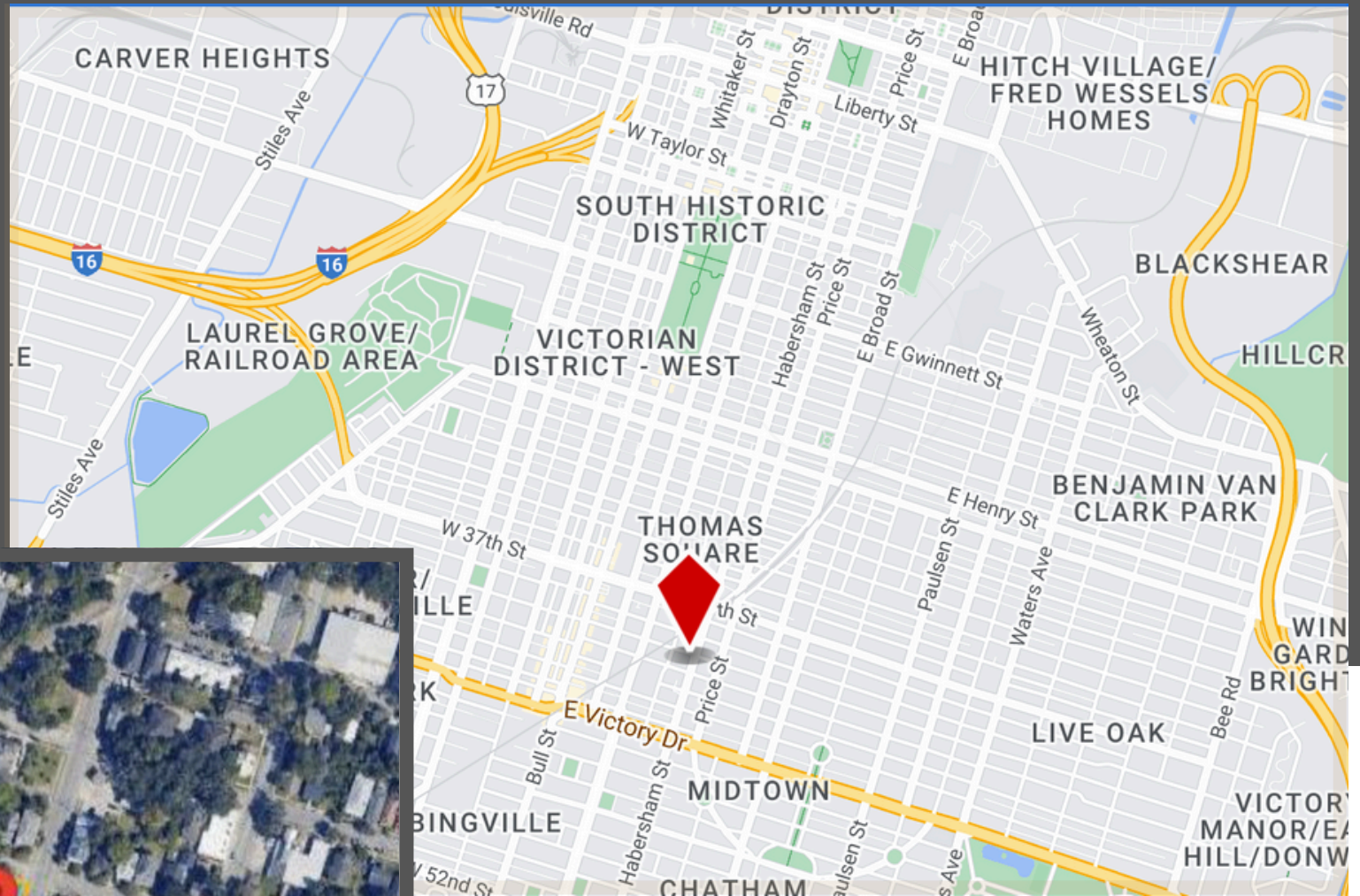


DOWNTOWN  
SAVANNAH

2305 Habersham is a versatile property with a mix of commercial office and residential space, plus a detached garage. The property is fully leased with 6 residential apartment units and 4 commercial spaces.

- **Prime Location near downtown Savannah and Starland District:** Located near Savannah's vibrant Starland District, a thriving hub of retail and residential activity.
- **Walkable Neighborhoods:** Within walking distance to Ardsley Park, one of Savannah's oldest neighborhoods, Forsyth Park, and numerous SCAD buildings, making it convenient for students and faculty.
- **Ample Parking:** Features off-street parking spaces, ensuring plenty of room for tenants and visitors.
- **High Visibility:** Situated on along Habersham between 39th and 40th street, offering excellent visibility to potential customers and passersby.





ON THE MAP



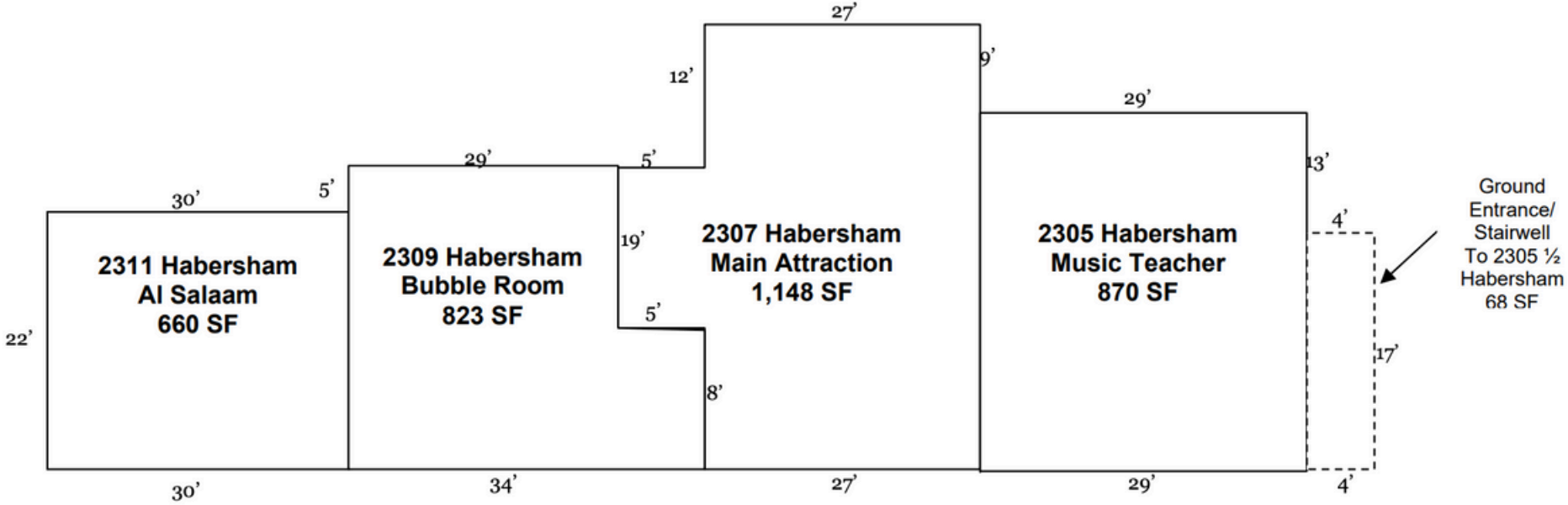






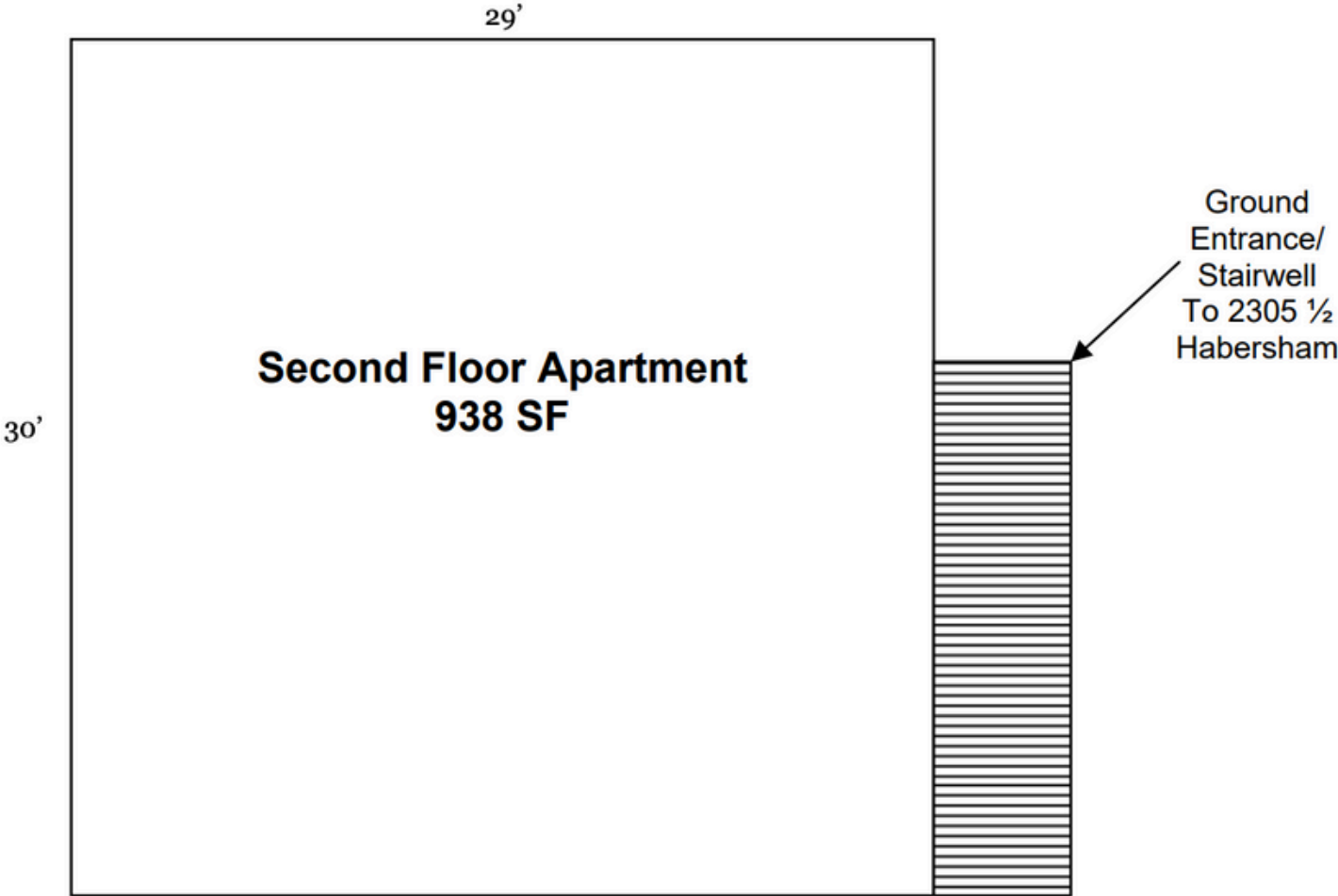


# Building Sketch – Ground Floor Retail



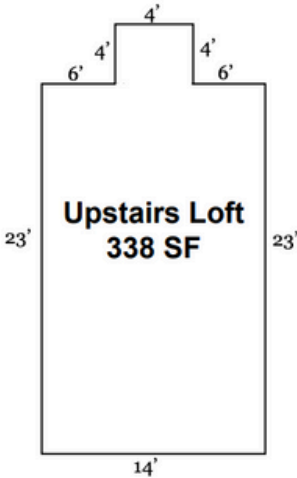


**Building Sketch – 2305 ½ Habersham Street**

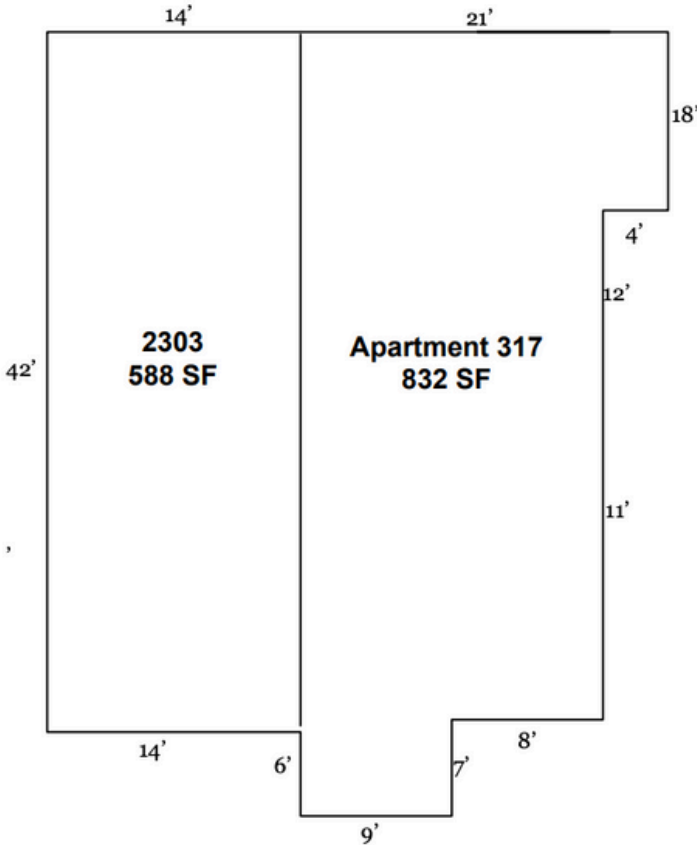




**Building Sketch – 326 East 40<sup>th</sup> Street**

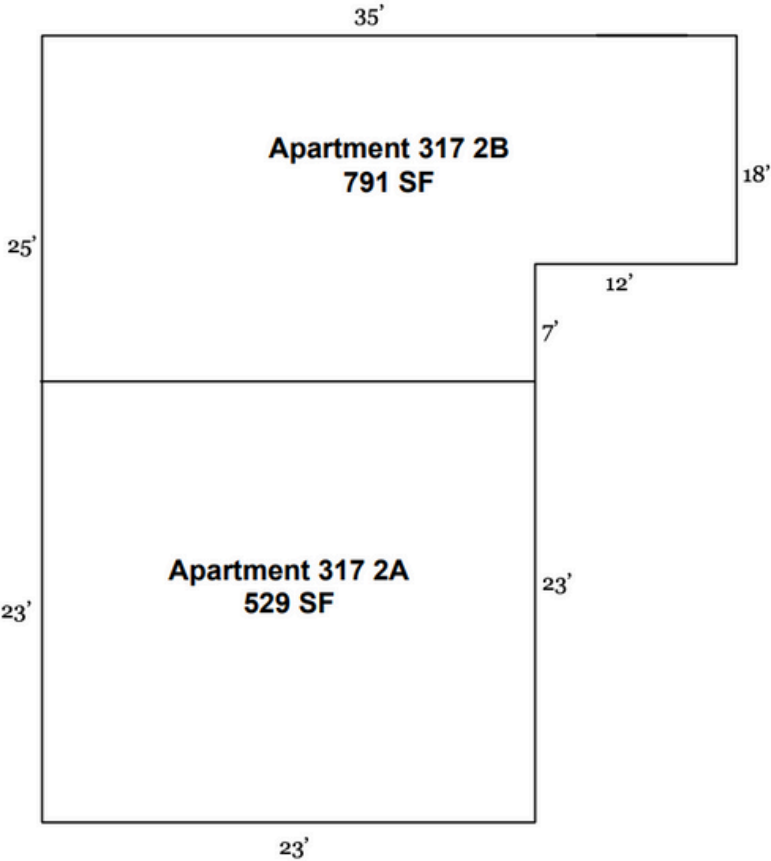


**Building Sketch – Ground Floor Quadplex**

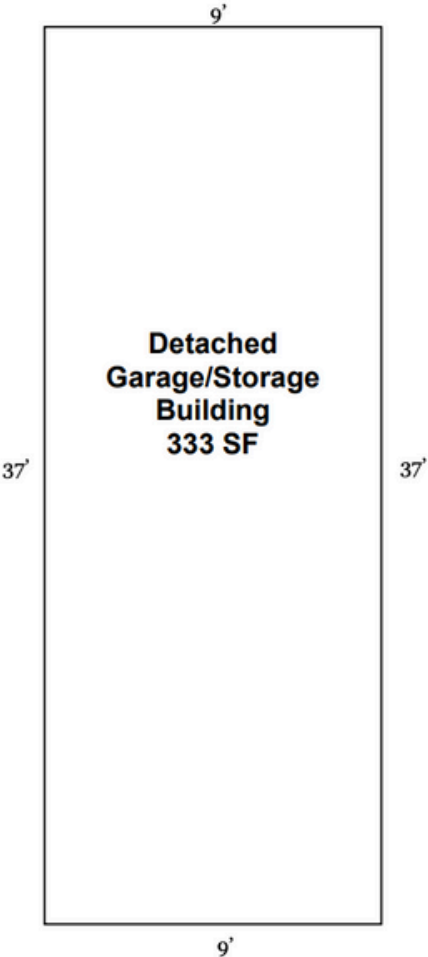




**Building Sketch –Second Floor Quadplex**



**Building Sketch – Garage**





# RENTAL INFO & PROJECTIONS

Value Added Opportunity:

- Four Commercial Units
- Two 1 Bedroom 1 Bathroom Units
- Four 2 Bedroom 1 Bathroom Units

Current Income

Residential	\$7,440 monthly
Commercial	\$4,630 monthly
Total Annually	\$144,840

Projected Income

Residential	\$10,000 monthly
Commercial	\$6,300 monthly
Total Annually	\$195,600





# PLEASE INQUIRE

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