



ABOUT THE PROPERTY

207 East 31st St. is available for sale in the sought-after Thomas Square/Streetcar Historic District. Located on one of the most beautiful brick-paved streets in historic Savannah, this property has been the home of a thriving dental practice for the past 40+ years. While this historic property has potential for a variety of uses, the current configuration of a turnkey dental practice offers an inviting reception area on the street level, 4 operatories, an x-ray room, a lab, a private office, and two restrooms. The second floor offers a large breakroom/kitchen area, 3 operatories, a private office, multiple storage closets, and a large waiting area. Additionally, a +/- 450 sq ft basement space with a private entrance is offered and is currently being used as additional office space (This square footage is not included in the quoted structure size). Located to the rear of the property is a private parking lot that can easily accommodate 5 to 7 vehicles. This charming property is entitled to TN-2 zoning and can be used for both commercial and residential purposes. Located within walking distance of many diverse dining options, professional business, shopping, Forsyth Park, etc., this property won't last long!

INTERIOR PROPERTY IMAGES



EXTERIOR PROPERTY IMAGES



HIGHLIGHTS



\$1,195,000
\$315 PSF



3,788 (+/- 450 SF FINISHED
BASEMENT/OFFICE SPACE
NOT INCLUDED IN TOTAL SF)

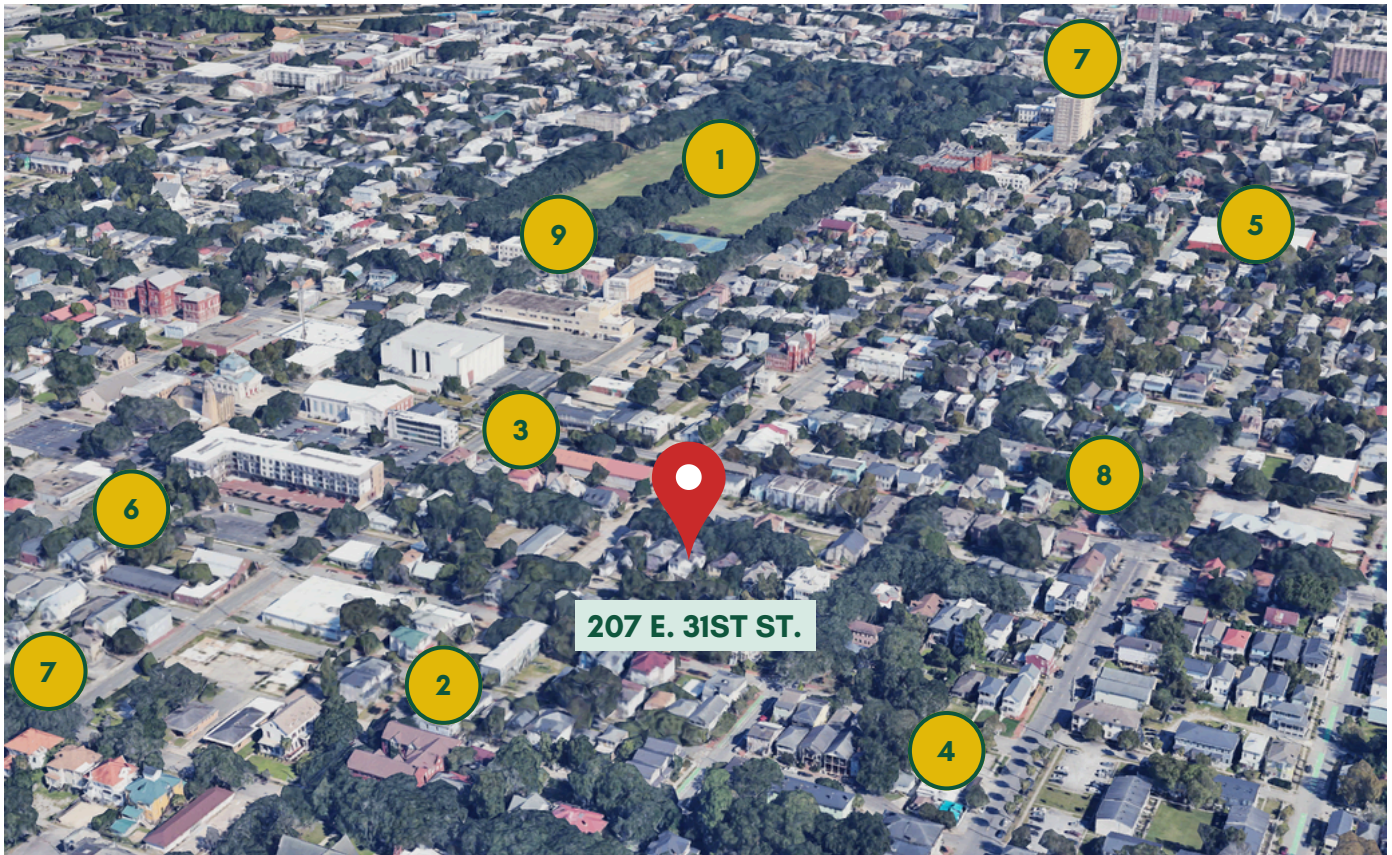


PIN 20053 25014, ZONED
TN-2 TRADITIONAL
NEIGHBORHOOD-2



HISTORIC SAVANNAH,
THOMAS SQUARE
NEIGHBORHOOD

LOCATION MAP



- | | | | | | |
|---|-----------------------|---|-----------------|---|-----------------|
| 1 | FORSYTH PARK | 4 | TACOS & TEQUILA | 7 | SCAD HOUSING |
| 2 | SLY'S SLIDERS & FRIES | 5 | KROGER | 8 | SHUK |
| 3 | MAVIS TIRES | 6 | BULL ST. TACOS | 9 | AMERICAN LEGION |

ABOUT DOWNTOWN SAVANNAH

Savannah is one of the fastest-growing cities in the country, with thriving logistics, tourism, and manufacturing industries. This bustling community has a substantial population of over 339,000 people and a strong workforce of over 463,000 within a sixty-mile radius. Within 300 miles of Savannah are 11 major metro areas, eight major international airports, five major ports, and 34.6 million residents. Our nationally top-ranked highway systems of Interstate 95 and Interstate 16 put you in immediate reach of it all. The growing business scene on Skidaway Road near Victory Drive is centrally located and offers an ideal space for a wide range of uses. This location is easily accessible from Downtown, the Islands, Midtown Savannah, and less than a mile from the busy Truman Parkway.