

FOR SALE

DOWNTOWN SAVANNAH MIXED-USE OPPORTUNITY

4,620 SF, ±0.06 ACRES.

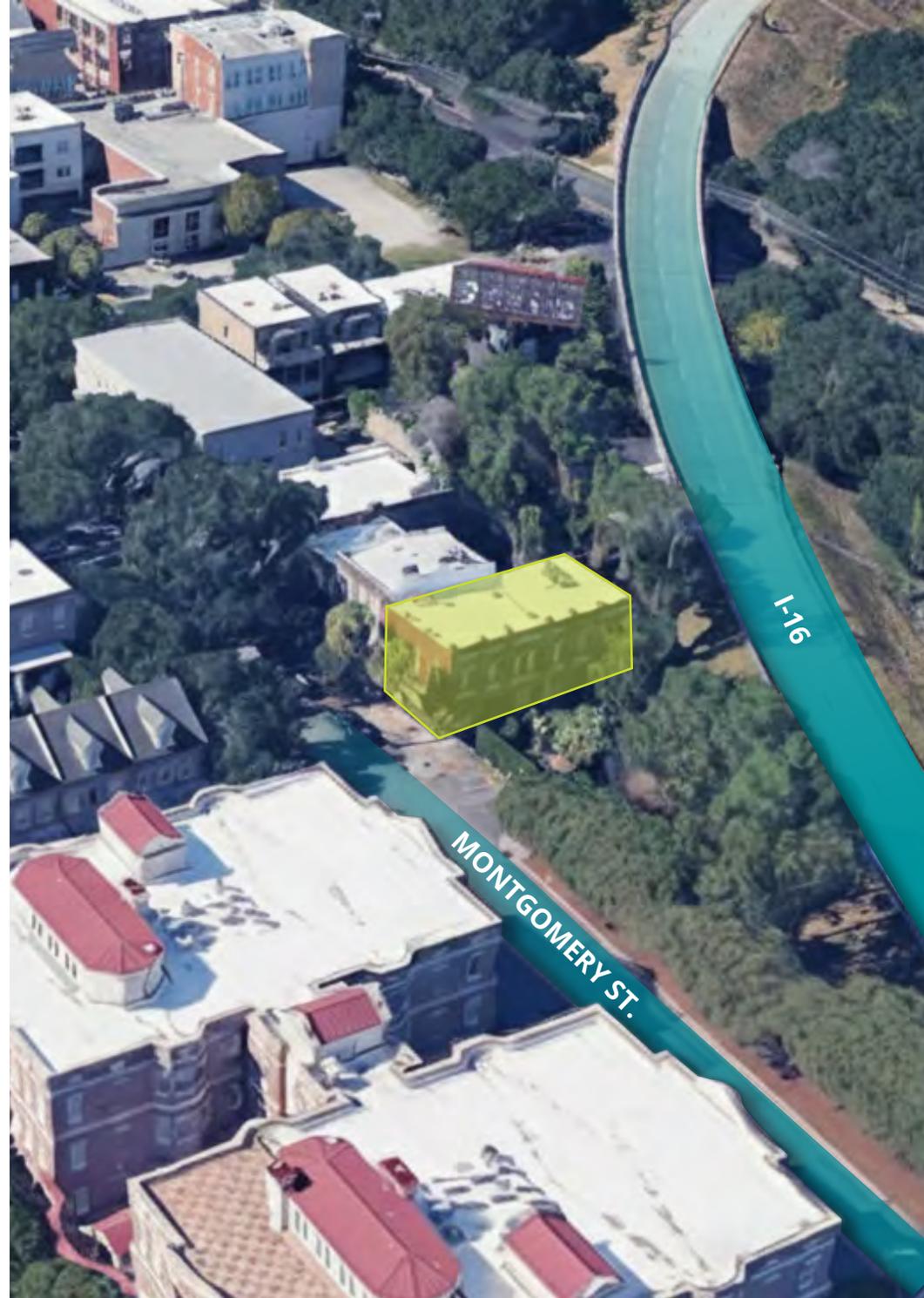
419 Montgomery Street, Savannah, GA 31401

PROPERTY HIGHLIGHTS:

- » Total Building Size: 4,620 SF.
- » Asking Price: \$2,700,000
- » Site Size: ±0.06 Acres.
- » Two Stories + Finished Basement.
- » First Floor Office: 4 private offices, Reception, Kitchenette (convertible). 1.5 Bath
- » Second Floor: 3 Bed / 3 Bath STVR (active STVR Certificate in place), Full kitchen, Balcony, Hardwood floors
- » Roof & HVAC: Replaced in 2020.
- » Fully conditioned finished basement providing additional storage or office space.
- » **Zoning: D-C – Downtown Commercial**
- » Location: Historic District | Montgomery Street | Steps to Forsyth Park & SCAD.
- » Use Flexibility: Office, Residential, or Mixed-Use.
- » Parking: Ample street parking.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	20,590	72,281	113,847
Households	8,827	30,828	46,725
Projected Pop.	21,989	71,668	112,997
Ave. HH Income	\$88,938	\$83,778	\$82,432



PROPERTY OVERVIEW:

- » Ideally positioned in Savannah's Historic District, this 4,620 SF two-story building with a fully finished, air-conditioned basement sits on a ±0.6-acre site. The first floor is configured as an updated office suite featuring four private offices, a dedicated reception area, an updated kitchenette with the ability to convert to a full kitchen, 1.5 updated bathrooms, high ceilings, large windows, and classic Lowcountry character.
- » The second floor, currently operated as an STVR (active STVR Certificate in place), includes three bedrooms and three bathrooms, a full kitchen, living area, balcony, high ceilings, and original hardwood floors. Roof and HVAC systems were replaced in 2020, and both levels can be easily converted between office and residential use, offering exceptional flexibility.
- » The Property sits at the intersection of Savannah's historic charm and its next phase of urban growth, offering access to established tourism, strong local residential density, and emerging westward expansion.
- » Zoned D-C (Downtown Commercial), allowing for commercial, residential, or mixed-use development. Ample street parking is available nearby.





The first floor is configured as an updated office suite featuring:

- Four private offices
- Dedicated reception area
- Updated kitchenette (with potential for conversion to a full kitchen)
- 1.5 updated bathrooms
- High ceilings and large windows
- Classic Lowcountry character

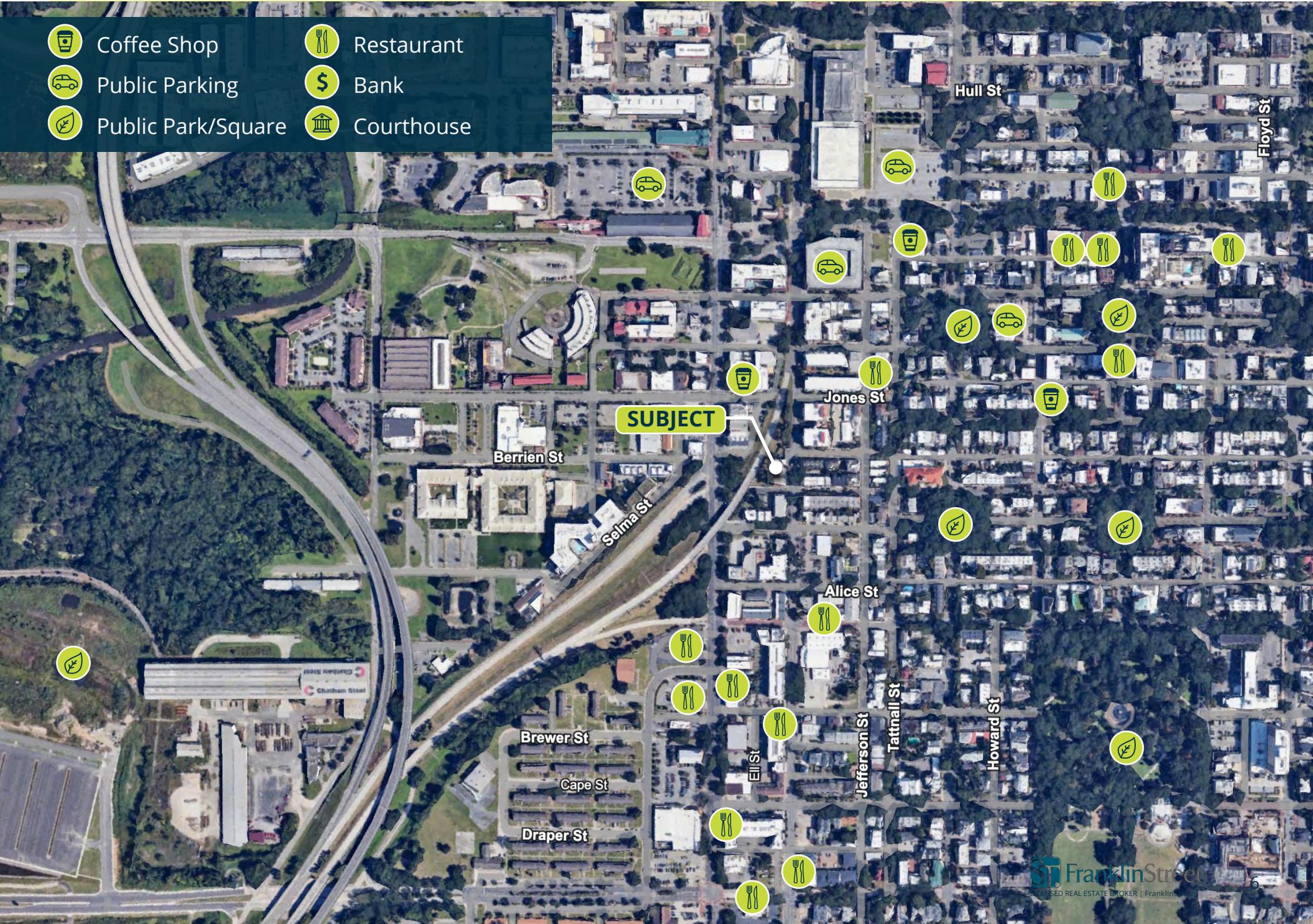


The second floor is currently operated as a Short-Term Vacation Rental (STVR) and includes:

- Three bedrooms and three bathrooms
- Full kitchen and living area
- Private balcony
- High ceilings and original hardwood floors
- Recent upgrades: New roof and HVAC systems (2020)
- Exceptional flexibility: Both levels can be easily converted between office and residential use

RETAIL MAP | 419 Montgomery Street, Savannah, GA 31401

-  Coffee Shop
-  Public Parking
-  Public Park/Square
-  Restaurant
-  Bank
-  Courthouse



AREA OVERVIEW | 419 Montgomery Street, Savannah, GA 31401

\$4 BILLION in Visitor Spending

17 MILLION in Annual Visitors

10 MILLION in Overnight Visitors

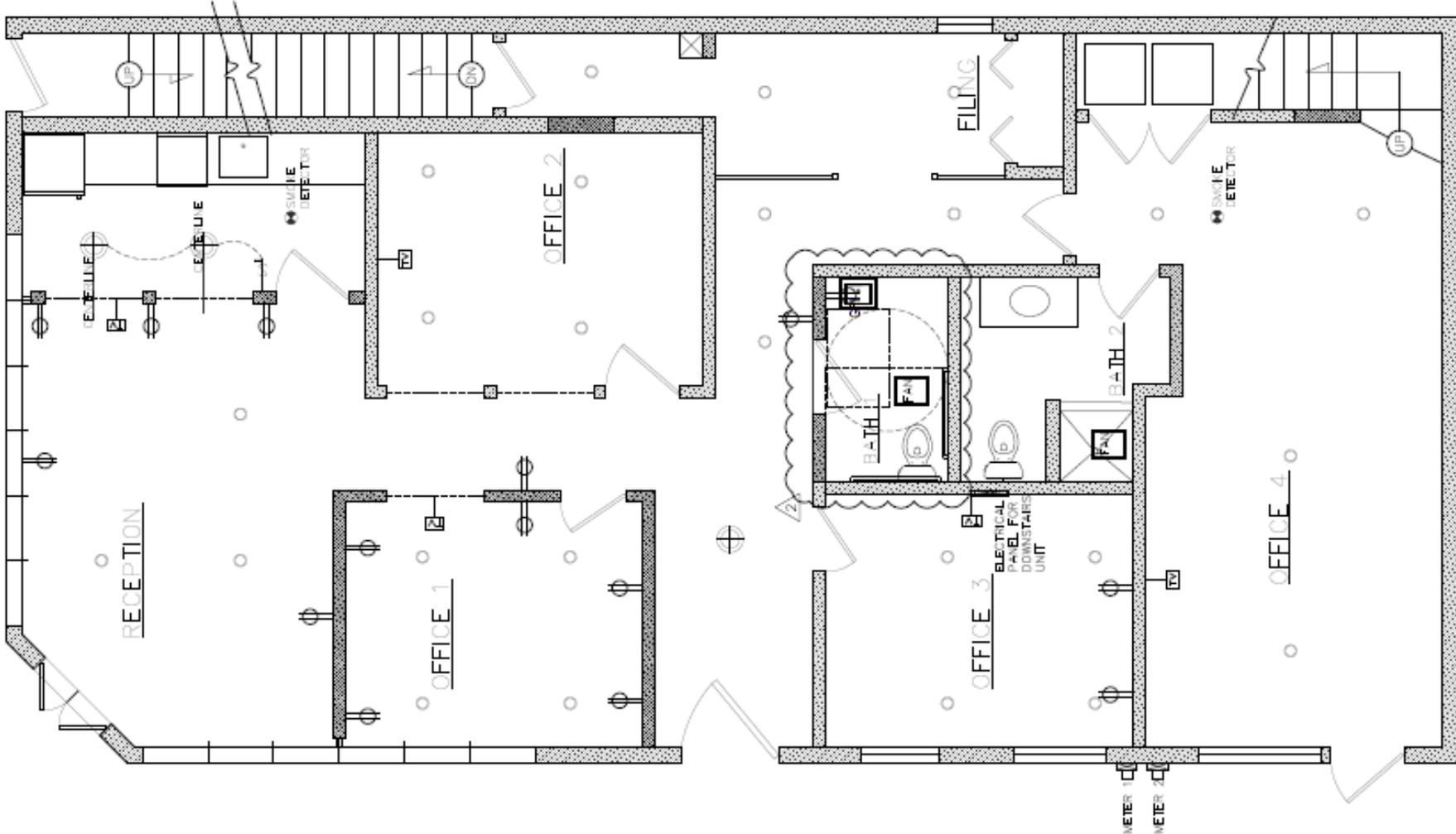
7.3 MILLION in Daytime Visitors

*SOURCE - SAVANNAH AREA CHAMBER OF COMMERCE



- » **Prime Historic District Location:** Just steps from Forsyth Park, SCAD, and Savannah's best dining, shopping, and cultural attractions. Located on Montgomery Street, the property benefits from exceptional walkability and strong neighborhood appeal.
- » Minutes from Savannah's emerging Canal District, a growing mixed-use corridor anchored by adaptive reuse projects, residential development, creative office, and neighborhood-serving retail. The district is designed to extend downtown energy westward with a focus on walkability, restored industrial architecture, and live-work-play connectivity.
- » The former Savannah Civic Center, just 0.4 Miles north of the property, site is undergoing impactful redevelopment into a mixed-use district expected to include new residential units, retail, public green space, and enhanced connectivity to surrounding neighborhoods. This redevelopment is expected to significantly increase foot traffic, residential density, and long-term property values in the immediate area.
- » Within walking distance to parks, restaurants, coffee shops, SCAD buildings, and neighborhood services, while maintaining convenient vehicular access and ample street parking.

BUILDING PLANS 1ST FLOOR | 419 Montgomery Street, Savannah, GA 31401





MAGGIE COPPAGE

Director, Retail Services

912.306.9516

Maggie.Coppage@FranklinSt.com

DARRON KATTAN

Executive Managing Partner

813.658.3355

Darron.Kattan@FranklinSt.com