

**FOR SALE**

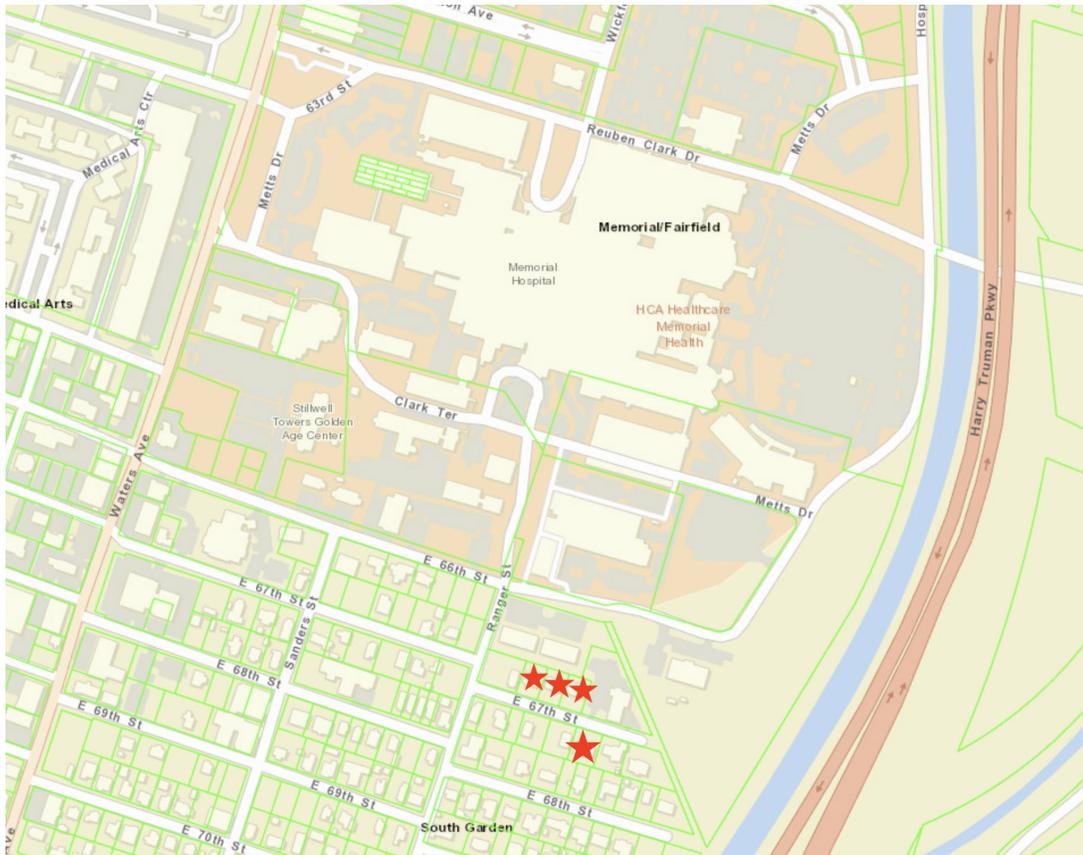
1304, 1306, 1308 & 1311  
E 67TH STREET  
SAVANNAH, GA 31404



**INCREDIBLE OPPORTUNITY IN  
THE HEART OF SAVANNAH**

4 DUPLEX  
8 BEDROOM  
4 BATHS

ONE



## SUMMARY

Rare opportunity to acquire a high-performing multi-family portfolio in the heart of Savannah. This offering includes four well-maintained duplexes located at 1304, 1306, 1308 and 1311 E 67th Street. Priced at \$475,000 per building, these properties offer a turnkey solution for investors seeking stable cash flow in a high-demand rental market. Each unit features 2BR/1BA layout, and parking for tenants and guest. Strategically located in the heart of Savannah, next to Memorial Health, near Hunter Army Airfield, and easy access to Truman Parkway. These properties stay consistently occupied with a strong rental history. Purchase a single duplex or the entire 8-unit portfolio to maximize your footprint in this growing coastal market."

SUBJECT PROPERTY SUMMARY

**PROPERTY/ADDRESS:** 1304 E 67th Street, Savannah, GA 31404  
 Tax Identification No. 2011403017  
 Use: Residential/Duplex  
 Build: 1992  
 Building Square Feet: 1,786  
 Land Square Feet: 6,599  
 Zoning: RSF-6 — Residential Single-family-6  
 Both Units Leased



**PROPERTY/ADDRESS:** 1306 E 67th Street, Savannah, GA 31404  
 Tax Identification No. 2011403018  
 Use: Residential/Duplex  
 Build: 1992  
 Building Square Feet: 1,786  
 Land Square Feet: 6,970  
 Zoning: RSF-6 — Residential Single-family-6  
 Both Units Leased



**PROPERTY/ADDRESS:** 1308 E 67th Street, Savannah, GA 31404  
 Tax Identification No. 2011403019  
 Use: Residential/Duplex  
 Build: 1992  
 Building Square Feet: 1,786  
 Land Square Feet: 6,599  
 Zoning: RSF-6 — Residential Single-family-6  
 Both Units Leased



**PROPERTY/ADDRESS:** 1311 E 67th Street, Savannah, GA 31404  
 Tax Identification No. 2011412006  
 Use: Residential/Duplex  
 Build: 1992  
 Building Square Feet: 1,842  
 Land Square Feet: 6,970  
 Zoning: RSF-6 — Residential Single-family-6  
 One Unit Vacant To Show Prospective Buyers & Open Houses



ONE



Memorial Health is a major teaching hospital, serving as the Savannah campus for the Mercer University School of Medicine. Residency Programs: It hosts over 150 residents and fellows across eight accredited programs, including Internal Medicine, Family Medicine, and Surgery.

Nursing & Traveling Nurses: The hospital offers a Nurse Residency Program for new graduates. It is also a high-demand destination for traveling nurses, particularly in critical care and NICU units, offering competitive support and resources. Community Support Memorial Health supports the Southeast through significant financial and social investment:

## About Memorial Health Care

Memorial Health in Savannah, Georgia, is the region's most advanced healthcare provider, serving as a 711-bed tertiary care referral center for 35 counties in Southeast Georgia and southern South Carolina. As a part of HCA Healthcare, it combines the resources of a national network with a deep-rooted commitment to the Savannah community.

### Size and Scope

**Capacity:** The main campus, Memorial Health University Medical Center, features 711 beds, including the 150-bed Children's Hospital of Savannah, the only free-standing children's hospital in the region.

**New Development:** The hospital is currently undergoing a \$265 million expansion to build a new five-story patient care tower, adding 90 beds and a parking garage.

**Specialized Care:** Memorial Health is home to the region's only Level 1 Trauma Center.

### Key specialties include:

Cardiovascular & Stroke, Pediatrics, Oncology & High Risk Obstetrics.

**Charity Care:** Since 2018, the hospital has provided more than \$465 million in charity care for underserved populations.

**Underserved Access:** It recently partnered with Coastal Community Health to open a new health center for uninsured and underinsured residents in Savannah.

**Philanthropy:** The Memorial Health Community Benefit Fund has awarded \$750,000 to over 35 local charities, including the Ronald McDonald House and CURE Childhood Cancer.

ONE

## Savannah, Georgia

Savannah, Georgia, known as the "Hostess City" is a historic coastal city that serves as a vital economic engine for the Southeastern United States. It balances a world-class tourism industry with one of the nation's most active logistics and manufacturing hubs.

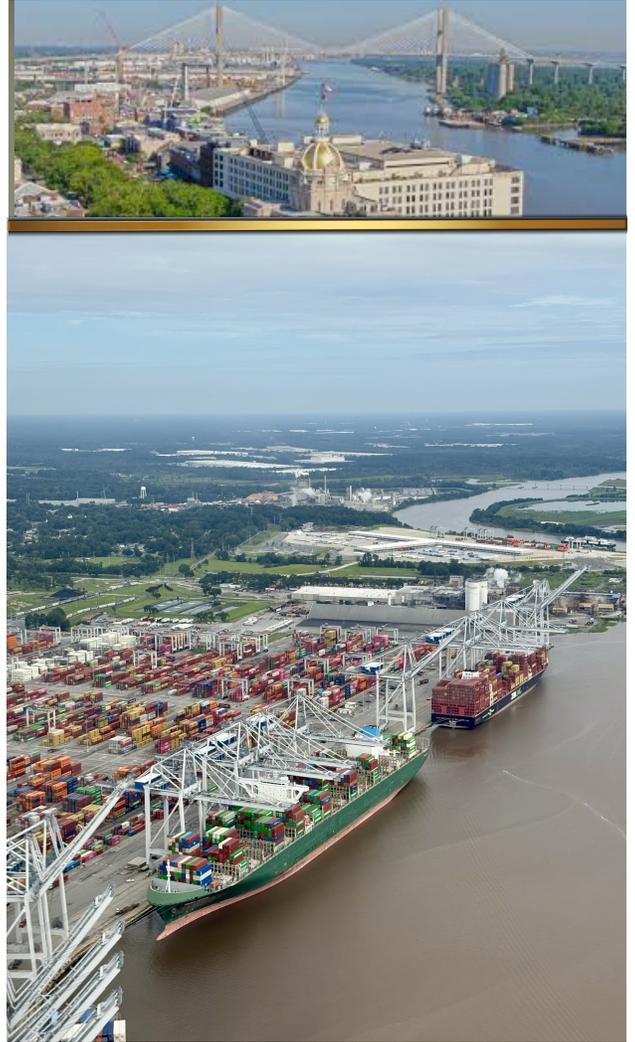
Savannah's tourism industry is a primary economic driver, attracting over 17 million visitors annually.

The Port of Savannah is the third busiest container gateway in the United States and the largest single-terminal container facility in North America.

Savannah is a hub for aerospace, logistics, and heavy manufacturing. Companies such as GulfStream, Georgia Ports, JCB, Colonial Group & Hyundai. Hyundai Motor Group Metaplant is a massive, state of the art manufacturing facility. Representing a \$7.6B investment (\$12.6B when including joint battery ventures). Workforce aims to reach 8,500 by 2031 and has an annual capacity of 300,000 to 500,000, producing models.

### Demographics

Population	2 Miles	5 Miles	10 Miles
2024	39,465	150,674	231,093
Median Age	38.6	36.6	38.5
Households			
2024	15,868	61,493	97,735
Average Household Income	85,978	81,851	91,484



**SHARITA LAL**

Commercial

**C: (912)398-2909 O: (912)298-7200**

**SLAL@ROGINCLUSION.COM**

**REALTYONEGROUP**  
INCLUSION

7025 Hodgson Memorial Drive, Savannah, GA  
31406

All material presented herein is intended for information purposes only. While this information is believed to be correct, it is represented subject to errors, omissions, changes or withdrawal without notice. All property information, including, but not limited to square footage, room count, number of bedrooms, and school district in property listings should be independently verified by your own attorney, architect or zoning expert. If your property is currently listed with another real estate broker, please disregard this offer. It is not our intention to solicit the offerings of other real estate brokers. Each office is independently owned and operated.

