

GRAND HISTORIC BROUGHTON ST. MANSION | FOR SALE

530 - 532 Broughton Street, Savannah, GA 31401



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530 - 532 East Broughton St.

530 - 532 East Broughton Street is an iconic historic mansion on the east end of Broughton Street on the corner of Broughton and Houston Streets, the **heart of Downtown Savannah's retail, restaurant and entertainment scene.**

This property provides opportunity for a wide variety of uses for commercial and residential users/investors. Please inquire for information on how the property may be subdivided.

- › Current zoning allows for a variety of potential uses, such as:
 - › Residential
 - › Short term vacation rentals (permits in place)
 - › Office
 - › Inn/Bed and Breakfast
 - › Gallery/Studio Space
 - › Antiques, and other mixed uses

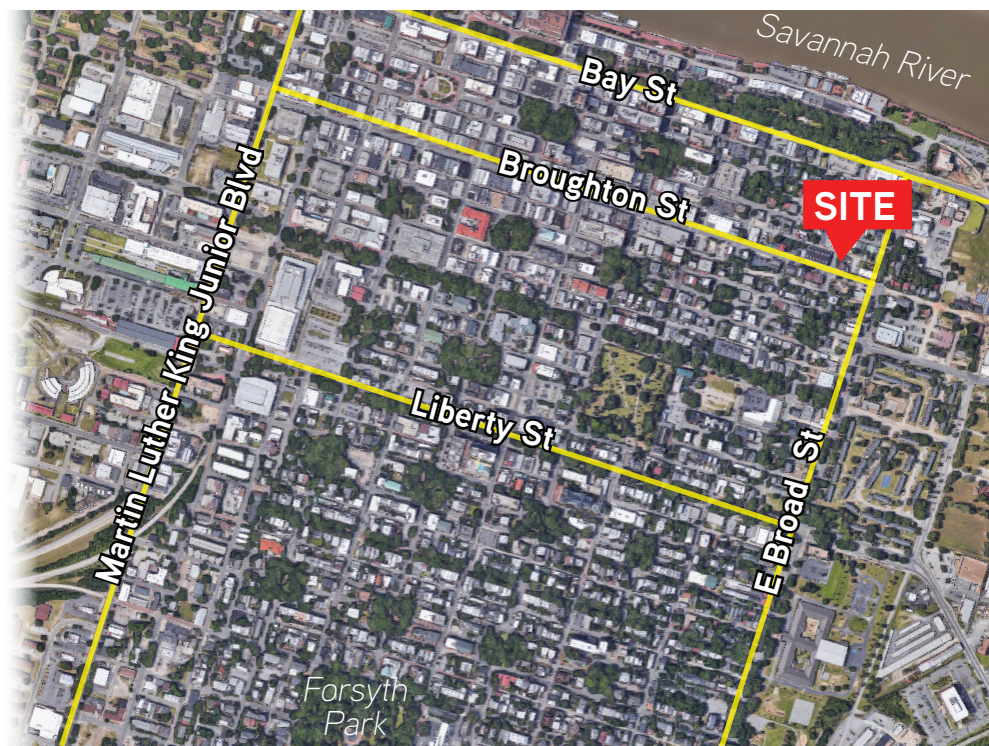
530 EAST BROUGHTON ST.

- › Built Circa 1860
- › ±4,446 SF Main House
- › ±840 SF Carriage House - two (2) studio apts. with laundry and fully equipped kitchens
- › ±2,700 SF Lot

532 EAST BROUGHTON ST.

- › Built Circa 1862
- › ±1,560 SF Main House - two (2) bedroom, two (2) bathrooms
- › ±400 SF Two-Car Garage
- › Additional Off-Street Parking
- › ±2,700 SF Lot

ASKING PRICE REDUCED: ~~\$2,295,000~~ \$2,190,000



530 - 532 E BROUGHTON STREET | SAVANNAH, GA

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Location

HISTORIC DOWNTOWN SAVANNAH, known for its southern charm, cobble stone streets, and sophisticated flair, has become a popular tourist destination with “a world-class reputation for hospitality and grace” (Visit Savannah). Savannah was recently ranked by Southern Living magazine as #2 on their list of The South’s Best Cities.

BROUGHTON STREET is Savannah’s premier destination for shopping, dining, entertainment, and cultural experiences in the heart of Downtown Savannah. Broughton Street is steeped in beautiful architecture with historic buildings dating back to the 1800’s.

This property sits at the intersection of E. Broughton and Houston Streets. The East End of Broughton has seen tremendous growth with restaurants and retailers such as East End Provisions, Blick Art Materials, Cha Bella, The Funky Brunch Cafe, and the Savannah College of Art and Design. Other recent development in the area includes the Brice Boutique Hotel on Washington Square and the restoration of the Trustees Garden.

South’s Best Cities (#2)

- Southern Living, March 2017

The quality of architecture is exceptional.

Savannah is kind of the new IT girl.

- Vogue Magazine, July 2017

26K

LOCAL JOBS

13M

VISITORS ANNUALLY

#1

PER CAPITA TOURISM
IN THE U.S.

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Savannah's East End

Savannah's east end is experiencing tremendous re-development and urban in-fill development as Savannah continues to grow.

TRUSTEES GARDEN (THE CHARLES MORRIS CENTER) is a destination event venue located at the end of Broughton Street on East Broad behind the Pirates House. Existing buildings include the Charles H. Morris Center and the Kehoe Building which is currently under renovation. Construction has started to expand the gardens to include an outdoor amphitheater and marketplace. Once completed the Trustees Garden is expected to be the areas premier venue for high-class events and gatherings.

THE SAVANNAH RIVER LANDING, is a ±57 acre site that will include over ±100,000 SF of retail and office space, at least two new hotels, multi-family apartment complexes, along with single-family homes on the river. The subject property is approximately ±0.3 miles from this development. Publicity around the development has been high and construction is expected to begin in 2018.



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Short-Term Vacation Rental

The Historic District of Savannah attracts more than 13 million visitors every year, many of whom prefer a home-like setting where they can immerse themselves in the culture of this historic city. 530 - 532 Broughton Street has STVR permits in place providing easy income for the savvy investor or second home buyer.

The home sits in the heart of Downtown, providing visitors with the opportunity to live like a local in the midst of the most popular destinations in the city and within walking distance of Broughton Street shopping, River Street, the Lucas Theater, Trustees Garden and the Savannah River Landing.



BROUGHTON STREET RETAILERS



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