



Highlights & Features

17 West Park Avenue, Savannah, GA 31401

COMMERCIAL & MIXED-USE OFFERING · TC-2 ZONING · OWNER-USER OR INVESTMENT

PRICE	\$3,750,000	PRICE/SF	~\$595
SIZE	~6,300 SF · 0.165-ac parcel	ZONING	TC-2 (Traditional Commercial-2)
SUITES	5 self-contained (4 main + carriage)	PARKING	2-car garage + 2 off-street
LICENSES	5 non-owner-occupied STVR	LOCATION	Historic Victorian District

17 West Park holds direct frontage on the south end of Forsyth Park, within Savannah's Historic Victorian District. The property comprises approximately 6,300 square feet across a main building and separate carriage house, divided into five self-contained suites — each with private bath and independent access — together with a two-car garage and two additional off-street spaces, a rare amenity in a district defined by its parking constraints.

Zoned TC-2, the property accommodates its current residential and short-term rental configuration while also permitting a broad range of commercial uses — office, retail, restaurant, and lodging — subject to City of Savannah requirements. That envelope is unusually wide for a Historic District address of this quality, and it gives an owner several credible paths rather than one.

Historic architectural detail remains intact throughout, including heart-pine floors, marble fireplaces, floor-to-ceiling bay windows, and a grand staircase, complemented by energy-efficient improvements. The property has been fully restored, with recent updates to four of the five suites.

Directly across the street, Forsyth Commons — a \$35 million redevelopment anchored by Sterling Seacrest Pritchard — is transforming the southwest edge of Forsyth Park with three office buildings and a 424-space public underground parking garage, bringing daytime professional population and structured public parking to the immediate block.

THE OFFERING

- ◆ **Five self-contained suites** — four in the main building, one carriage house apartment; each with private bath and independent access.
- ◆ **Five non-owner-occupied STVR licenses** — a scarce, ward-capped designation, effectively unobtainable to new applicants.
- ◆ **Two-car garage plus two off-street spaces** — a rare amenity in the district.
- ◆ **Historic detail intact** — heart-pine floors, marble fireplaces, floor-to-ceiling bay windows, a grand staircase.
- ◆ **Fully restored** — recent updates to four of five suites; energy-efficient improvements throughout.
- ◆ **Delivered furnished and operating** — currently under professional management as a licensed short-term rental.

THREE PATHS FOR AN OWNER

- ◆ **Continue as an operating hospitality asset** — turnkey and fully furnished, professionally managed, with all five STVR licenses conveying with continued use.
- ◆ **Convert to an owner-user headquarters** — a signature address for a professional firm, with partner offices and conference space in the main building, reception at grade, and a carriage house suited to a library, associate space, or retained rental income.
- ◆ **Activate park-facing retail or restaurant** — direct Forsyth Park frontage, with structured public parking arriving across the street.

ZONED TC-2 — TRADITIONAL COMMERCIAL-2

- ◆ **Accommodates the current residential and STVR use** — income in place today.
- ◆ **Permits a broad range of commercial uses** — office, retail, restaurant, and lodging, subject to City of Savannah requirements.
- ◆ **Off-street parking on site** — materially expanding the range of viable commercial conversions.

ACROSS THE STREET — FORSYTH COMMONS

- ◆ **A \$35 million redevelopment** anchored by Sterling Seacrest Pritchard.
- ◆ **Three office buildings plus a 424-space public underground garage** — transforming the southwest edge of Forsyth Park.
- ◆ **Significant long-term investment** — addressing one of the district's historic parking constraints and delivering daytime professional population to the block.

SUITE SUMMARY

SUITE	LEVEL	CONFIGURATION	NOTES
Suite 1	Main — parlor level	2 BR / 2 BA	Kitchen, living, half bath, office
Suite 2	Main — parlor & second	2 BR / 1 BA	Kitchen and living
Suite 3	Main — garden level	3 BR / 1 BA	Largest bedroom count
Suite 4	Main — garden level	1 BR / 1 BA	Independent access
Suite 5	Carriage house — upper	1 BR / 1 BA	Above the two-car garage

Suite areas are approximate and taken from architectural floor plans; buyer to verify. Floor plans for all five suites and the garage follow.

OFFERING TERMS

- ◆ **Offered at \$3,750,000** — approximately \$595 per square foot.
- ◆ **Available to owner-users and investors** — the property may be acquired in continued operation or held while conversion is planned.
- ◆ **Operating detail available to qualified parties** upon execution of a confidentiality agreement.
- ◆ **Shown by appointment.** Guest occupancy varies; 24-hour notice required.



Ridley Stallings | Engel & Völkers Savannah

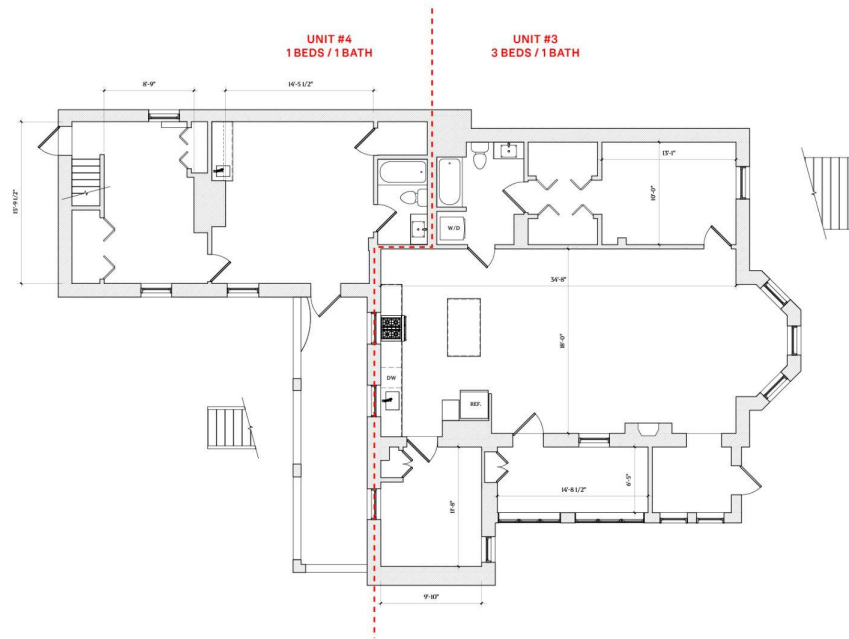
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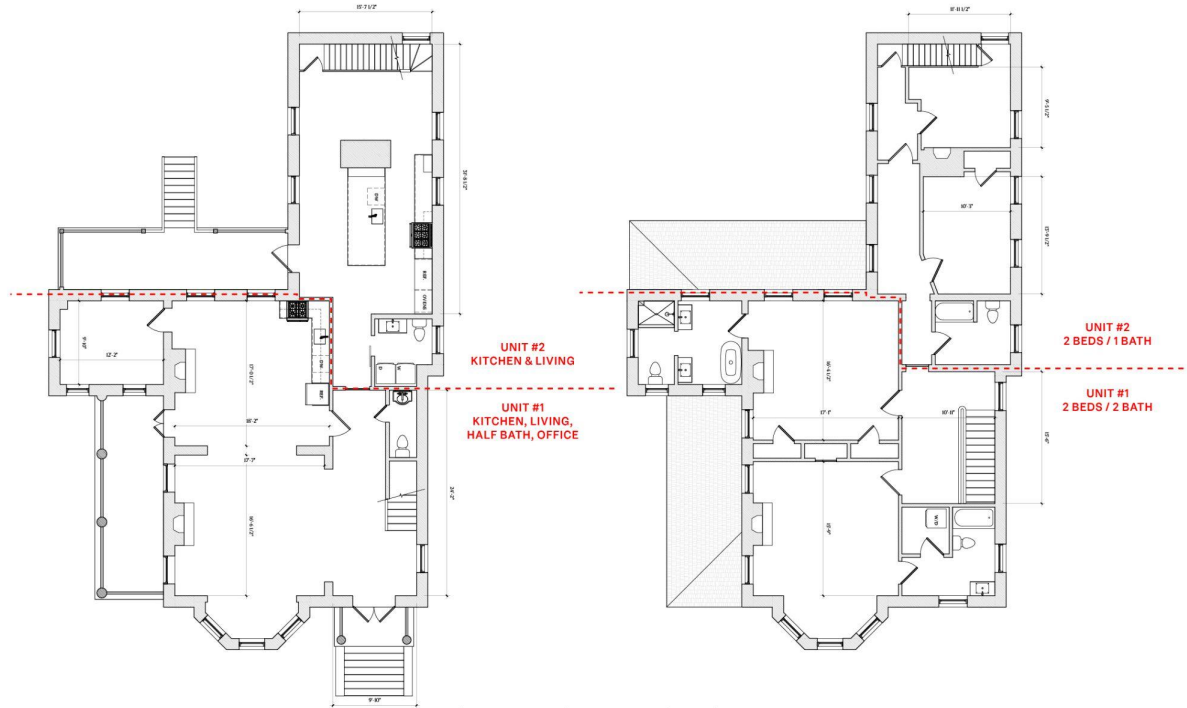
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FLOOR PLANS — MAIN BUILDING

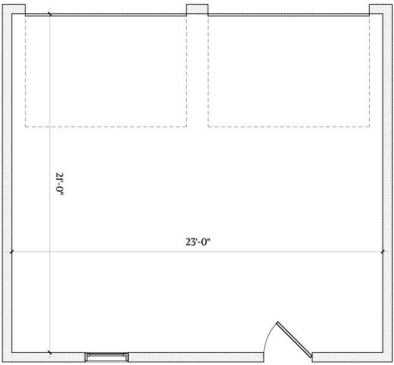


Main House Garden Level
Units 3 & 4

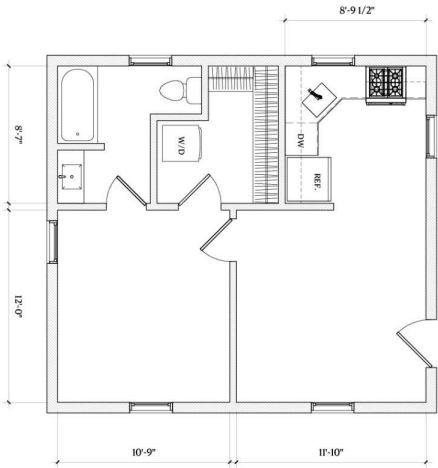


Main House Parlor & Second Level
Units 1 & 2

FLOOR PLANS — CARRIAGE HOUSE & GARAGE



2 CAR GARAGE
LOWER



UNIT #5
1 BEDS / 1 BATH
UPPER

Carriage House
Unit 5 & Garage