

FOR SALE • OFFICE/COMMERCIAL BUILDING

908 Abercorn Street, Savannah, GA



MORE INFORMATION:

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PROPERTY OVERVIEW

Listing Price: \$1,300,000

OFFERING FEATURES

- Office/Commercial Opportunity in Downtown Savannah just 1-block from scenic and historic Forsyth Park
- Single-story, 4,350 SF medical office building with two entrances on Abercorn Street
- Large side/rear yard offers off-street parking or expansion opportunity
- Free, on-street parking available on Abercorn and side streets
- TN-1 zoning allows a wide array of uses for existing structure or for redevelopment
- Immediate vicinity is enjoyed major investment and development including SCAD's \$80+ acquisition and renovation of the former Chatham Apartments, Hotel Bardo's \$60M+ hotel project, Savannah Economic Development's headquarters building, and many other smaller-scale projects.

Property Summary

Parcel Size	9,365 SF
Tax ID	2-0044-210-21
Zoning	TN-1: Traditional Commercial
Improvements	Appx. 4,350 SF medical office building constructed in 1950's



Abercorn Street Facade



View from Corner

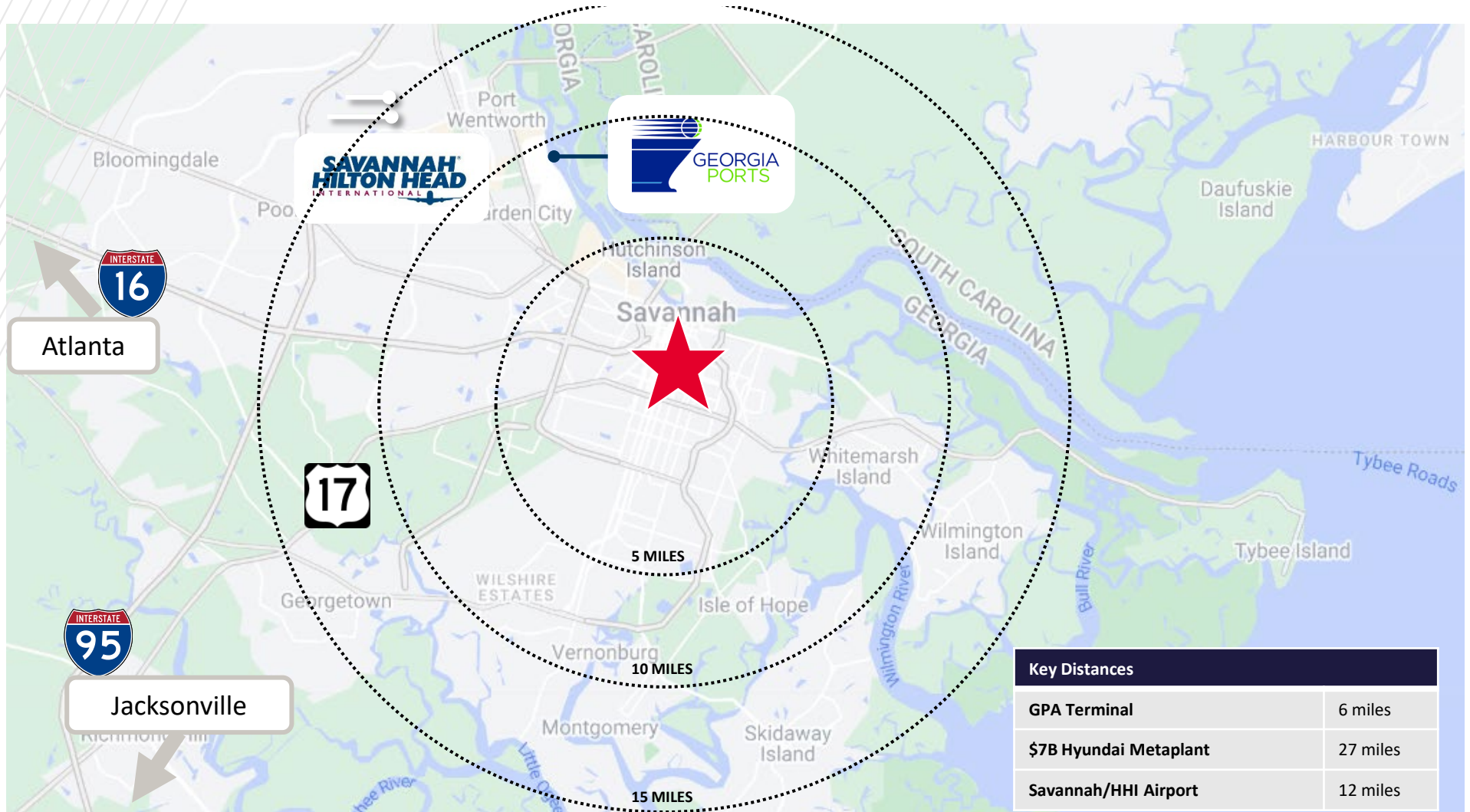


Side Yard/Parking

The floor plan shows a complex layout of rooms and corridors. Key areas include:

- Top Section:** A large open area, possibly a gymnasium or auditorium, with a stage area at the top.
- Middle Section:** A central corridor (CORRIDOR 11) connecting various rooms. To the left are several classrooms (CLASS 1-5) and a laboratory (LAB 10). To the right are offices (OFFICE 1-5), a reception area (RECEPTION 12), and a storage room (STORAGE 13).
- Bottom Section:** A large open area, possibly a cafeteria or common room, with a stage area at the bottom. It includes a reception desk (RECEPTION 14), a storage room (STORAGE 15), and a large open space (OPENING 16).
- Entrances and Exits:** Multiple entrances and exits are marked, including a large 'EXIT' sign in the bottom left corner.
- Other Features:** The plan includes numerous smaller rooms, corridors, and service areas, all labeled with numbers and names.

REGIONAL LOCATON



2026 Demographics	5 Mile	10 Miles	15 Miles
Population	116,447	242,985	343,852
Median Age	34.6	37.7	37.6
Households	47,790	99,728	139,556
Average Household Income	\$90,198	\$105,379	\$112,845



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