

431 Walker St

429 Walker

FOR SALE

EXECUTIVE OFFICE SUITES - DOWNTOWN

429 Walker St, Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
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Property Summary



PROPERTY DESCRIPTION

This offering consists of two adjacent historic office buildings located in the heart of downtown Augusta. Both properties are fully leased to multiple long-term tenants and have been well maintained, providing stable cash flow while preserving the character and charm of their historic architecture. Thoughtful renovations and modern amenities make these buildings an exceptional investment opportunity.

431 Walker Street underwent substantial renovations in 2024, including a complete remodel of the basement office suites. The main floor features three spacious private offices, an attractive reception and waiting area, and shared kitchenette and restroom facilities serving the first and second floors. The second floor includes two large offices situated on opposite sides of the hallway, along with access to the attic and HVAC equipment. The fully renovated basement contains four private office suites and additional restroom facilities, creating functional and updated workspace for tenants.

429 Walker Street has undergone multiple historic renovations over the years that have preserved its architectural integrity while adapting the building for modern office use. The daylight basement includes five private offices, a storage room, and a common hallway that provides access to a rear loading ramp. The main floor is occupied by a long-established law firm that has leased the property for many years and includes access to a shared conference room. The remainder of the building, including the second and third floors and a small portion of the first floor, is leased to another prominent local law firm that has also been a long-term tenant.



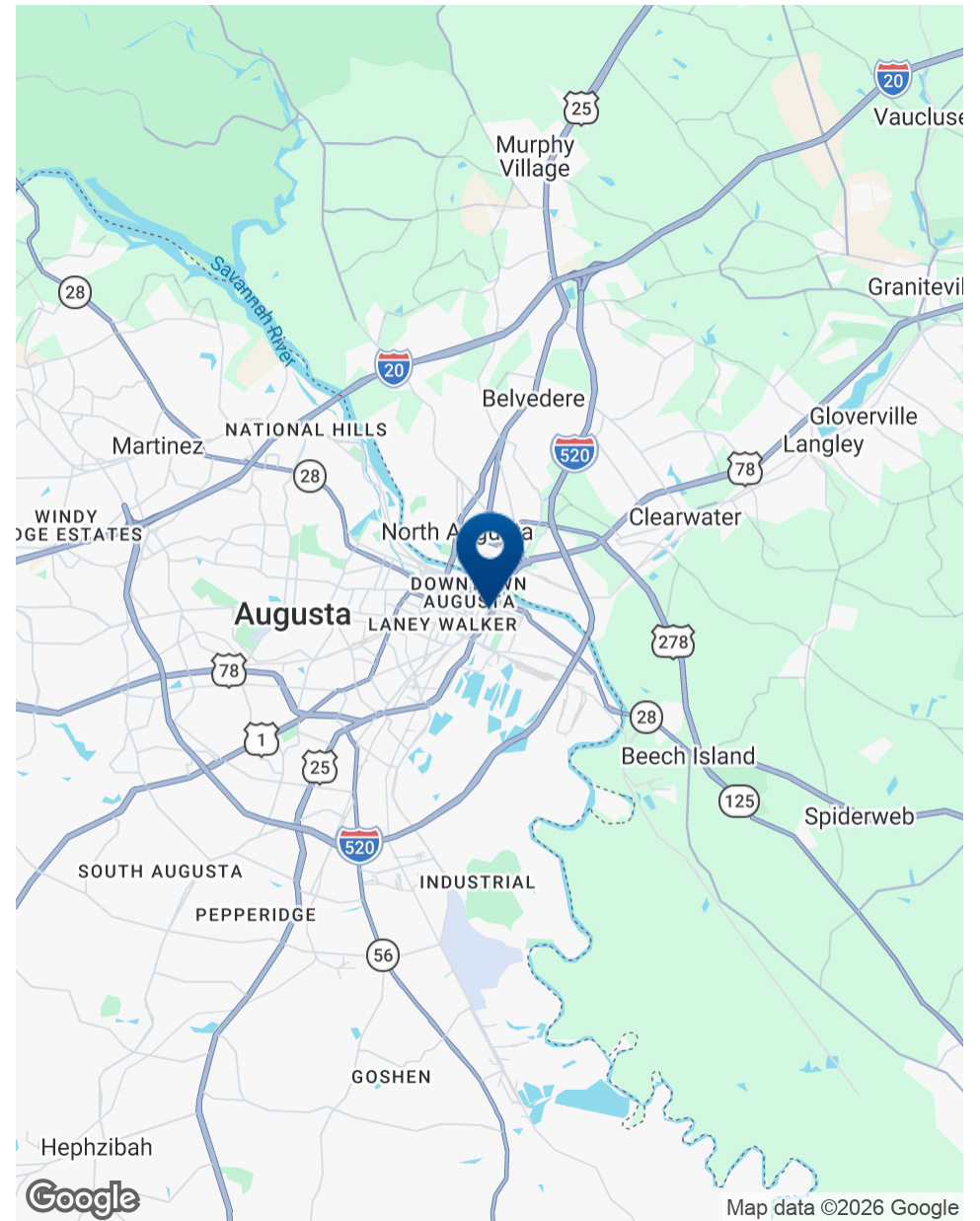
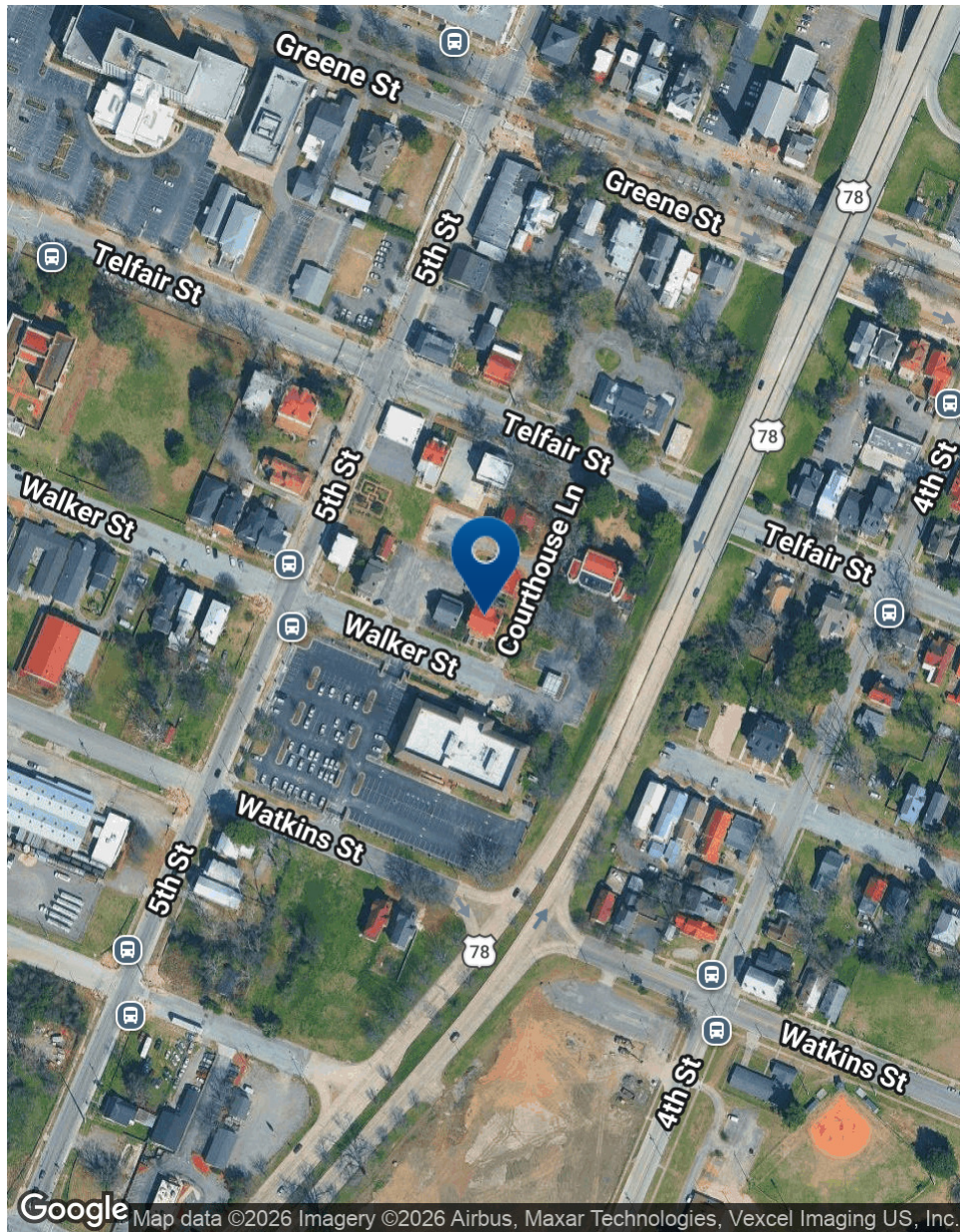
OFFERING SUMMARY

Sale Price:	\$915,000
Lot Size:	0.38 Acres
Building Size:	12,237 SF
NOI:	\$64,218.57
Cap Rate:	7.02%

Income & Expenses

INCOME SUMMARY		PER SF
GROSS INCOME	\$122,393	\$10.00
VACANCY COST	(\$7,344)	(\$0.60)
EXPENSES SUMMARY		PER SF
Property Taxes	\$6,907	\$0.56
Insurance	\$5,524	\$0.45
Utilities	\$12,000	\$0.98
Landscaping	\$5,400	\$0.44
Repairs & Maintenance	\$15,000	\$1.23
Management Fee	\$6,000	\$0.49
OPERATING EXPENSES	\$50,831	\$4.15
NET OPERATING INCOME	\$64,219	\$5.25

Location Map



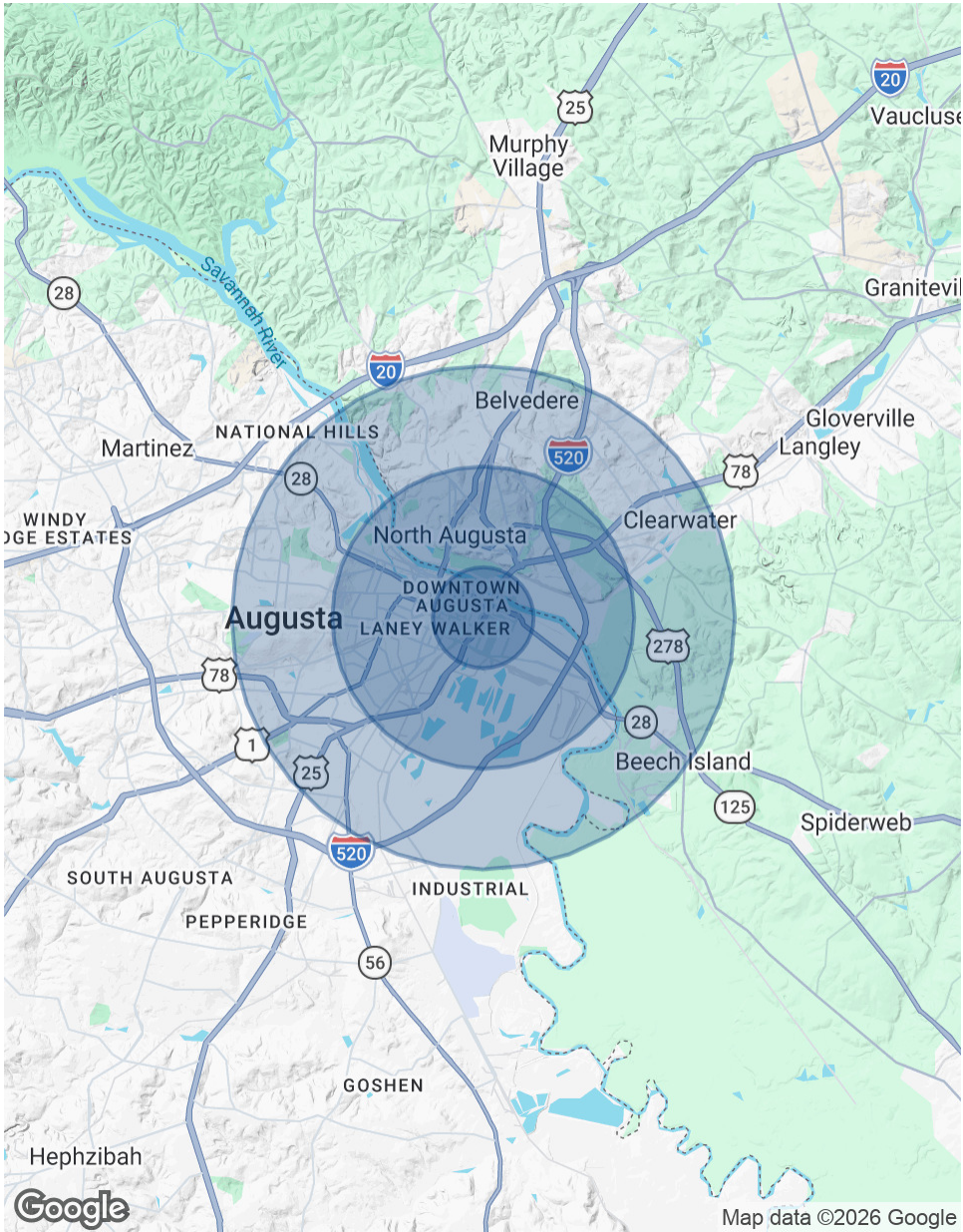
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,368	35,107	83,448
Average Age	40.2	39.1	39.0
Average Age (Male)	38.5	36.1	36.0
Average Age (Female)	40.9	40.5	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,008	15,801	35,304
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$44,860	\$62,309	\$71,260
Average House Value	\$139,248	\$162,435	\$183,524

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	1.7%	5.0%	5.3%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,861	13,824	39,231
Total Population - Black	4,098	18,054	36,870
Total Population - Asian	41	406	1,034
Total Population - Hawaiian	0	6	8
Total Population - American Indian	1	36	104
Total Population - Other	50	516	1,300



Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

4316 Washington Road

Evans, GA 30809

706.722.8334