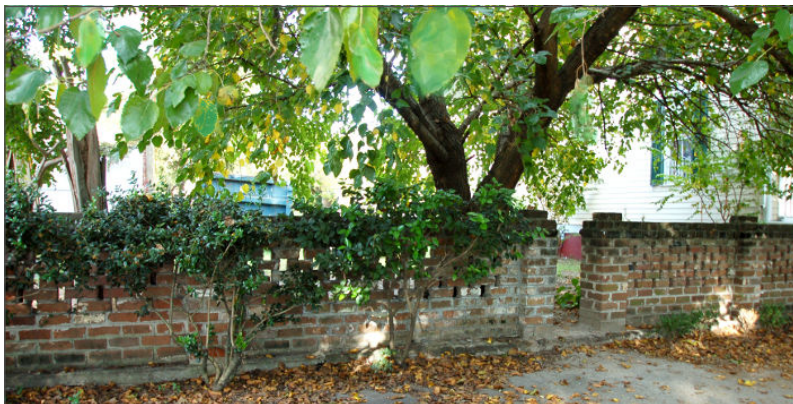


THIS MIXED-USE DOWNTOWN PROJECT IS PRE-APPROVED AND READY TO GO!

No patience for paperwork or politics? No problem! Building plans, permits, exemptions, incentives—all the preliminary work is **finished and approved** [see the Checklist]. Building in Savannah doesn't get any easier than this!

THIS CERTIFIED HISTORIC PROPERTY HAS IT ALL

- Downtown location on well-traveled corridor (with planned bike lane and street parking), close to dining, shopping, and squares
- Two large parcels available for immediate mixed-use development
- Project approvals complete, including usage plans, permits, paperwork for restoration/development, plus current cost estimates
- Income potential with live/work convenience
- Approved plans in place for 5500 sq ft building utilizing historic shell
- Proposed site plans for off-street parking and green space
- Significant savings from current market conditions and interest rates
- Certified historic structure eligible for tax incentives, credits
- 9-year property tax freeze on current tax base, plus transferable (and saleable) state and Federal renovation credits



148 Price/502 e Oglethorpe

BY THE NUMBERS

SALE PACKAGE INCLUDES

2 Parcels in L-shaped configuration

- 1 currently w/ historic shell
- 1 adjacent buildable lot

Current Shell: 3600 sq ft; with plans for renovating to 5500 sq ft

Location: 144-148 Price St has 45 ft. frontage north of Oglethorpe

Buildable Lot: 30' x 90'

Location: 30 ft. fronting 502 E Oglethorpe just east of Price St.

BOTH PARCELS: \$345,000

CREATE THE LIVE/WORK SPACE YOU'VE ALWAYS WANTED!

PRE-APPROVED PLANS INCLUDED IN PURCHASE

- Approved for commercial use on ground floor and residential above
- Traditional/Victorian style exterior
- Presently a historic shell with high ceilings, ready for a new vision
- Space for private off-street parking on adjoining 30x90 ft lot

LIVE WELL UPSTAIRS

- Open concept loft design with tall ceilings, large rooms and storage
- 3 bedrooms, including large master suite, 2.5 baths and a study
- 4 sets of French doors leading to rear covered porch

WORK WELL DOWNSTAIRS

- Almost 2500 sq ft available downstairs for commercial use
- Designed for two tenants or one, without extra construction.
- Income potential enhanced by location, size, parking, availability
- Excellent option for offices, galleries, specialty retail, such as a bike shop, coffee shop, spa services



148 Price St
Proposed
Exterior Views

TO DO

- Buy Price St / Oglethorpe parcels*

DONE!

- Title cleared*
- Approved building plans*
- City building permits*
- Historic District Board of Review approved*
- Federal & state historic certification*
- Federal & state income tax incentives*
- 9-yr tax base freeze*
- Demolition done*
- Construction estimates*
- Encroachment approval (York Lane Ext stair)*

 **KELLER WILLIAMS**[®]
 R E A L T Y
 SAVANNAH DOWNTOWN
 48 ABERCORN ST, STE 201
 SAVANNAH GA 31401

YESTERDAY'S VALUES WITH
 TODAY'S EXPERTISE



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DREAM TODAY.



BUILD TOMORROW.

148 PRICE ST
502e Oglethorpe
 PICTURE THE POSSIBILITIES