

FOR SALE

DOWNTOWN LIVE/WORK INVESTMENT PROPERTY

220 Sixth Street, Augusta, GA 30901



DAVID MORETZ, SIOR

Associate Broker

morenet@aol.com

706.951.1405

**SHERMAN &
HEMSTREET**
Real Estate Company

Downtown Investment Property

220 Sixth Street, Augusta, GA 30901

PROPERTY OVERVIEW

Located between Broad Street and Ellis Street this two story building built in 1890 (approx) is in the Central Business District of downtown Augusta. There is a residential/living space (all utilities updated/2020) on the 2nd floor that is comprised of a bedroom, bathroom, kitchen area/living area, and office area. The first floor has 2 spaces--one is a open garage/shop area that can be a art studio, restaurant, or about anything else needing an open floorplan. The second space is a shop space currently under lease.

Property includes 2 street level retail spaces. One retail space is currently leased. The second retail space is occupied by the owner. The owner also occupies the recently renovated apartment/office space on the second floor of the building. Owner would not occupy the building after closing.

LOCATION OVERVIEW

Located between Broad Street and Ellis Street in the heart of downtown Augusta within the Central Business District.

PROPERTY HIGHLIGHTS

- Central location in Downtown Augusta
- PERFECT for an Owner/User.
- Investment potential
- High Traffic Area
- Second floor living space recently renovated-2020. (*floors Heart Pine)

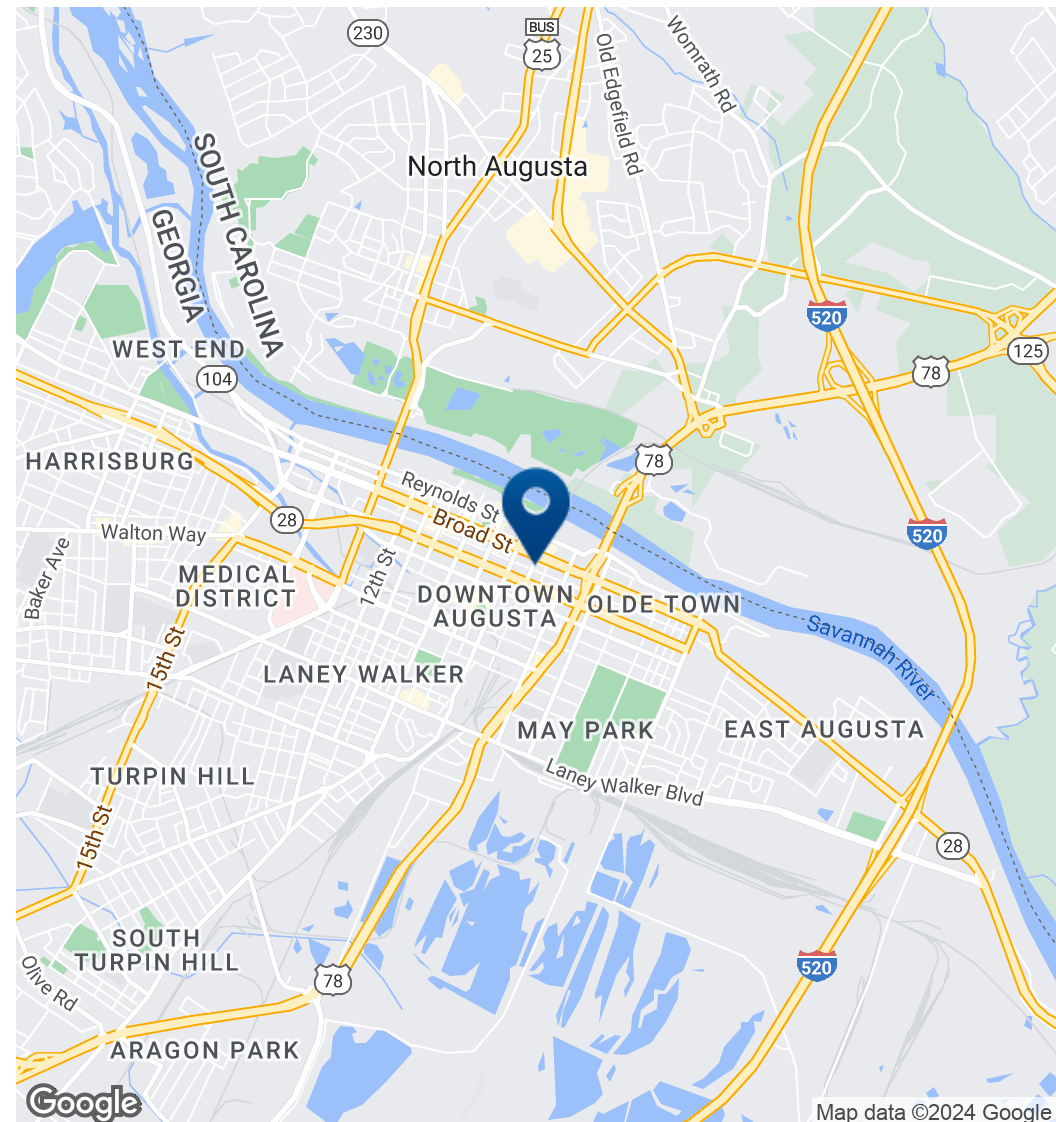
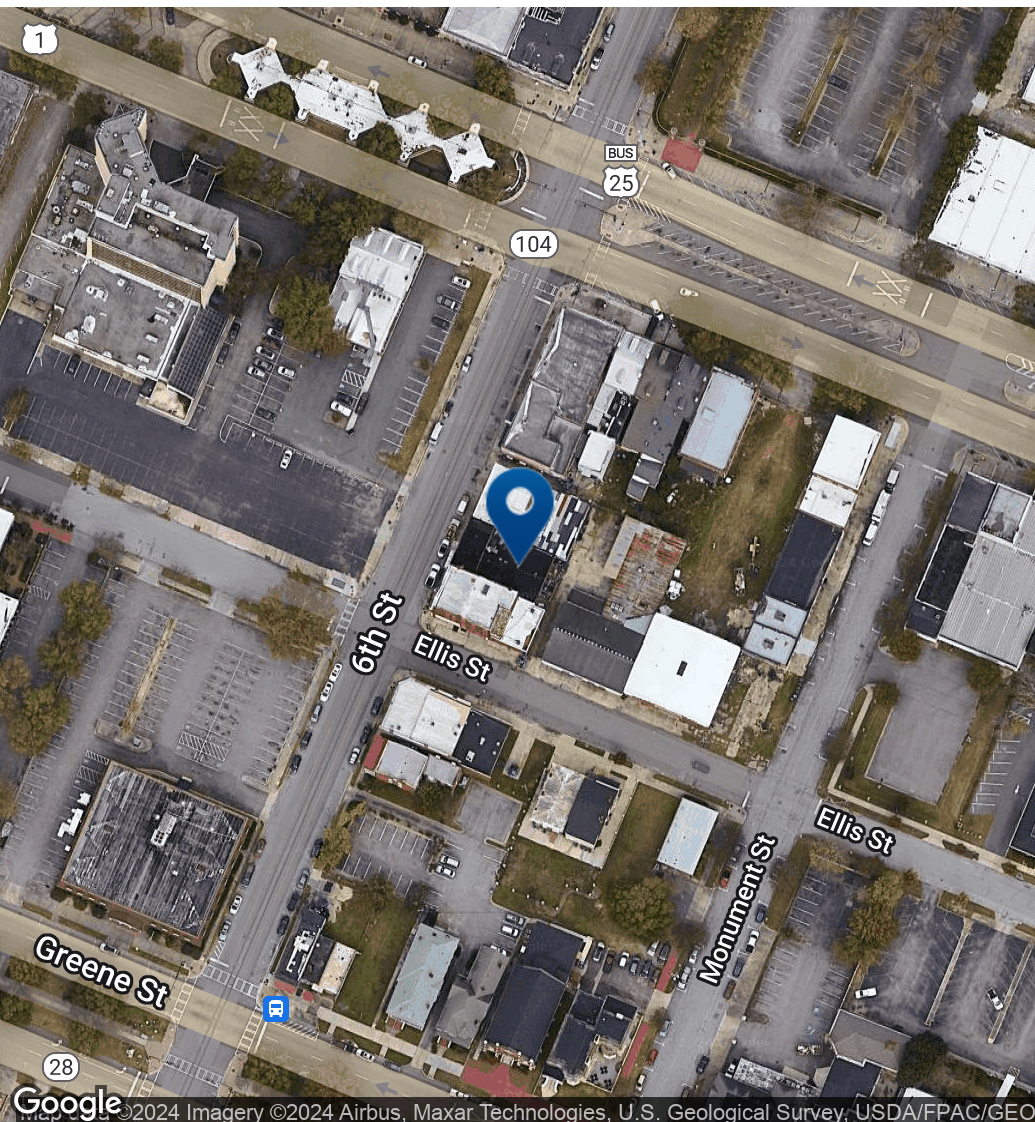


OFFERING SUMMARY

Sale Price:	\$395,000
Building Size:	4,475 SF
Lot Size:	0.09 Acres
Number of Units:	3
Price / SF:	\$88.27
Year Built:	1890
Renovated:	2020
Zoning:	B-2

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4316 Washington Road, Evans, GA 30809
shermanandhemstreet.com
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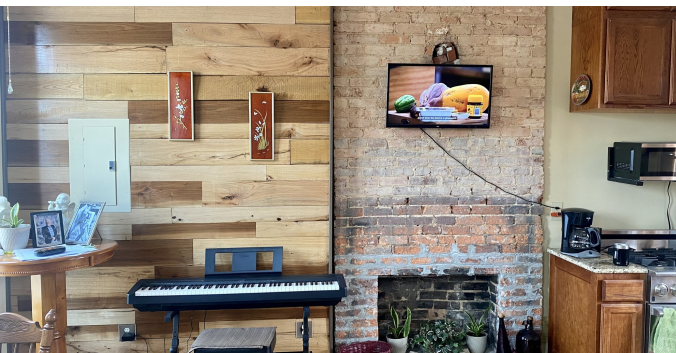
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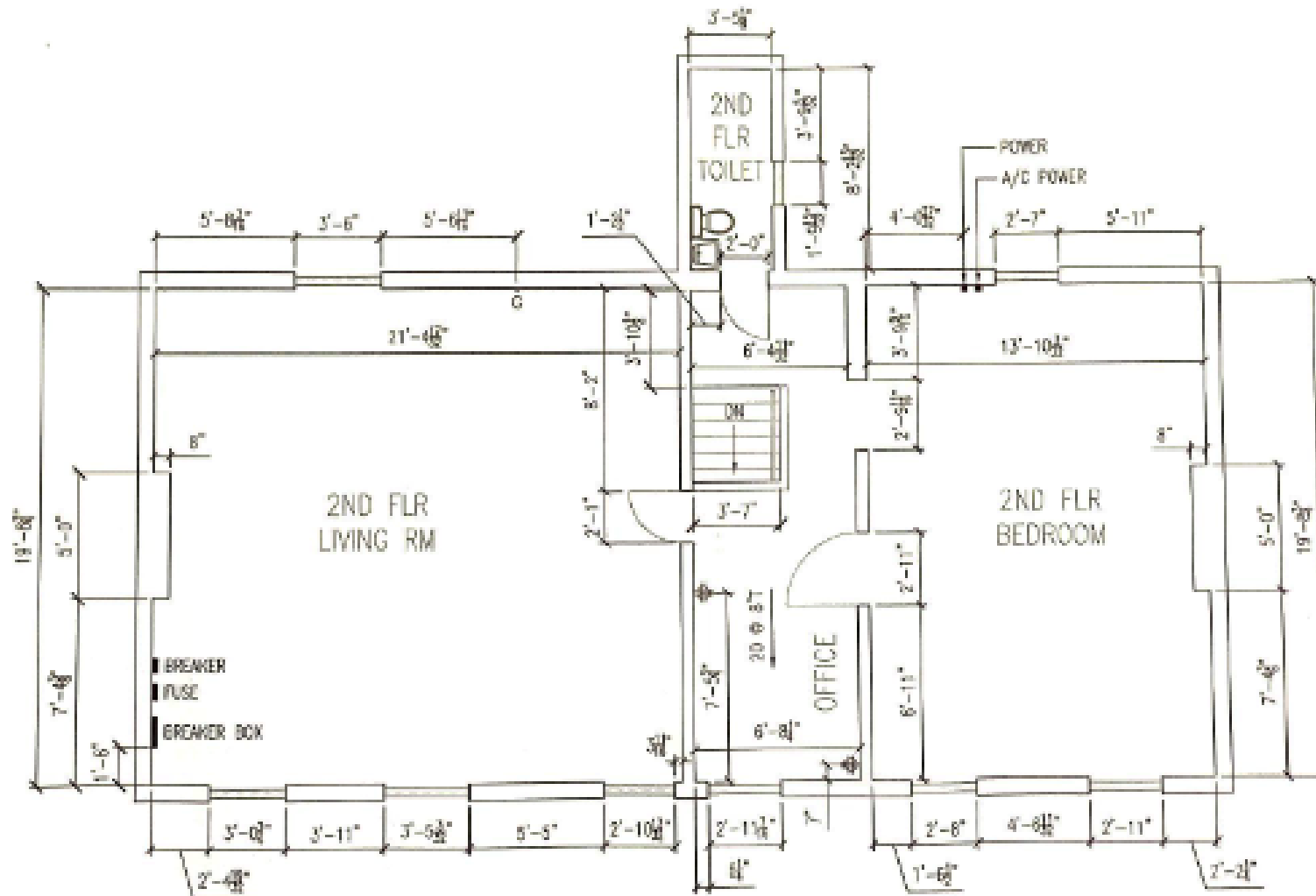
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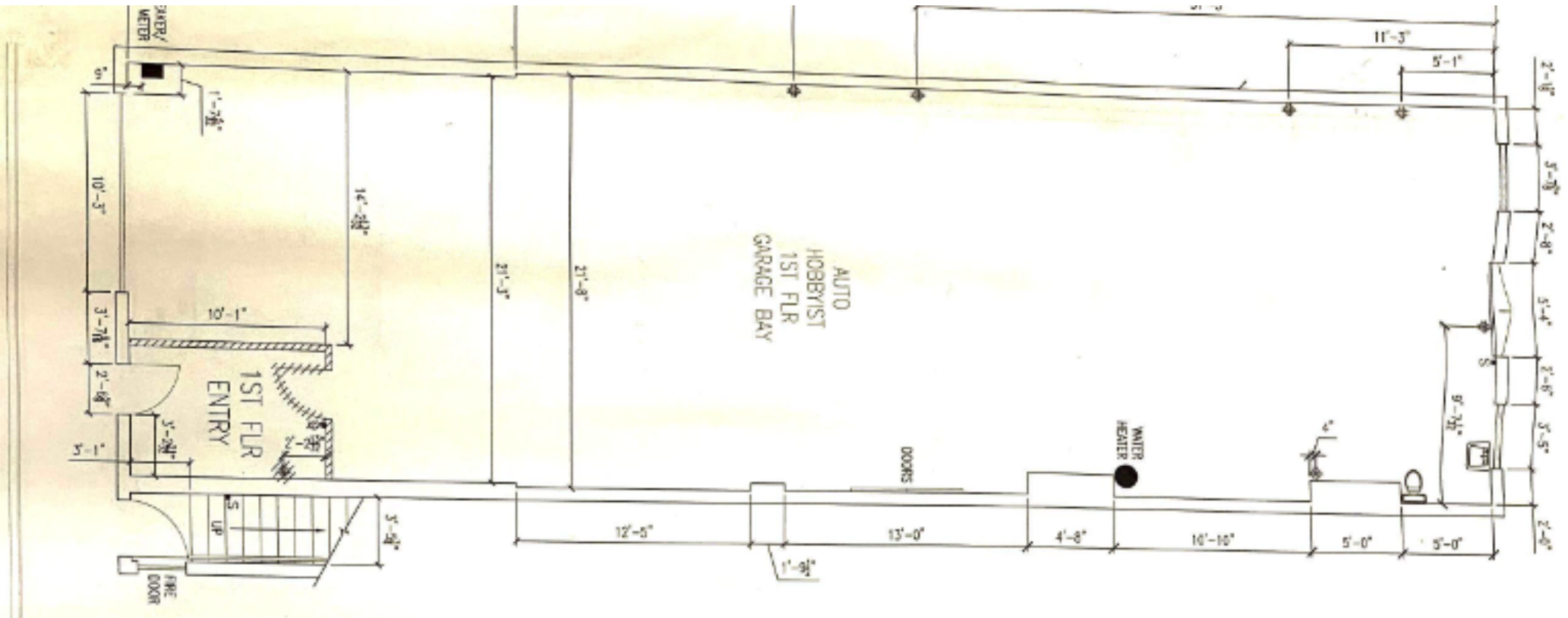
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PROFESSIONAL BACKGROUND

With over 36 years as a licensed real estate agent and Associate Broker, David has the experience to handle most all real estate transactions and consultations. David is called upon routinely by his peers around the country to perform site surveys and assessments to meet stated objectives and needs.

Prior to entering the real estate industry, David worked as Director, Special Projects, for Congressman D. Douglas Barnard, Jr., 10th District of Georgia.

Moretz has a BBA degree in Economics and Finance from Augusta College.

In his spare time he enjoys tennis, working his yard and shop, politics and travelling with wife, Julie. *David and Julie have three children,(now grown) except for the youngest who died 5 years after having a heart transplant. (forever 14)

Sherman & Hemstreet Real Estate Company

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