

FOR SALE

Multifamily - 6 units

216 Greene St

Augusta, GA 30901

**VIEW
VIRTUAL
TOUR**

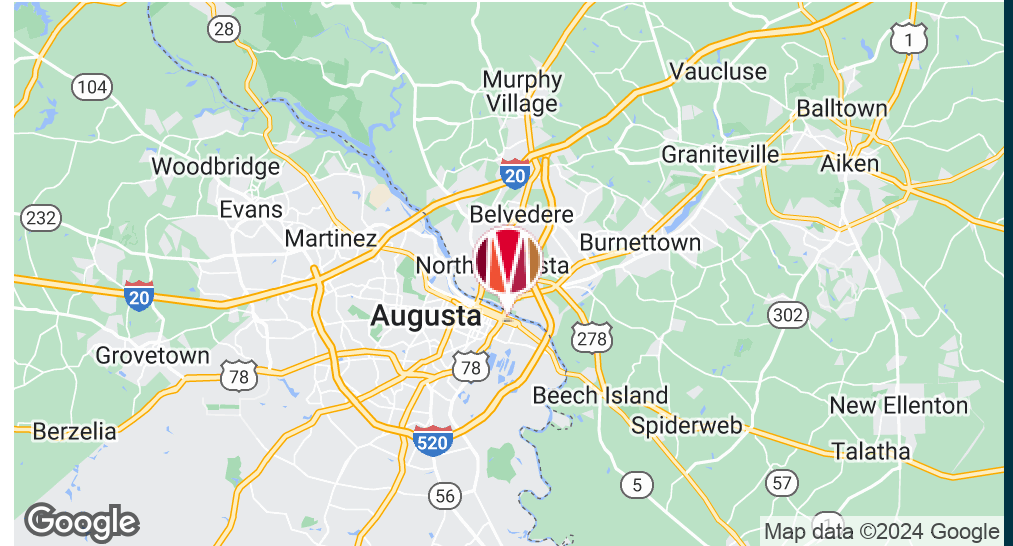


**VIEW
PROPERTY
OVERVIEW
VIDEO**



Meybohm
COMMERCIAL

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$499,000
Address(es):	216 Greene St
Year Built:	1911
Number of Units:	6
SF:	3,340 SF
Acreage:	0.307 Acres
\$/Unit:	\$83,167
Zoning:	R-3B

LOCATION OVERVIEW

Located on the 200 block of Greene Street in Olde Town. From Calhoun Expressway, continue down Greene Street. There is some construction happening along Greene as you head into Olde Town, signs may send you on a detour down Telfair or Ellis, but at Third Street, you are able to get back onto Greene Street.

PROPERTY HIGHLIGHTS

- Charming historic building built in 1911
- Zoned R-3B for multifamily use
- Prime location in Olde Town area
- 6 units for potential tenants
- 3,340 SF of versatile interior space
- Original architectural details and character

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

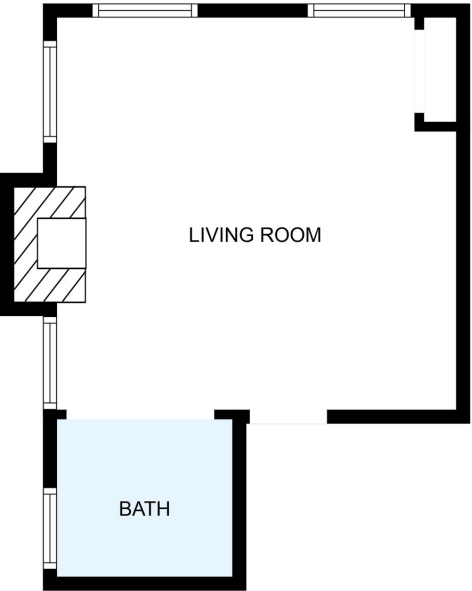
216 Greene Street is YOUR next multi-family investment opportunity in downtown Augusta. Nestled in the Olde Town neighborhood, this six-unit property presents a chance for you to capitalize on the growth in the downtown area and capitalize on the value-add opportunity and allowing for convenience, accessibility and endless potential for both tenants and owner. Positioned on the 200 block of Greene Street, this property is on a large double lot allowing for space for tenants, plenty of parking and more. Currently, there is one fully furnished unit in the back that is a 1 bed and 1 bath unit, that has a long-term tenant that is on a mtm lease at \$1,100/month, providing immediate income for savvy investors. (Please DO NOT disturb the tenant). There are 5 additional units in the property with 4 studios of varying size and an additional 1-bedroom unit. The main house has shared laundry, and the back furnished unit has its own laundry. Three of the 5 units are ready for their next tenant. Two of the units could use some basic updating, the front unit needs the bathroom to be finished but this large studio is full of historic charm and your tenants will love spending time on the large front porch.

The property is metered separately for each unit and an additional meter for the common spaces. There is 1 water meter for all units. Over the years the current owner has done various updates, but he is ready to move on and sell this as-is to its next investor.

With the large lot, there are many possibilities, with ample space for expansion or additional amenities. There is plenty of parking for your tenants. Currently, Greene Street is in the midst of a HUGE project with new sidewalks, resurfacing of the road, gutters and more. Don't let these updates to the area stop you from checking out this property. Whether you're an experienced investor looking to expand your portfolio or a newcomer eager to enter the lucrative world of real estate, this property offers endless possibilities. With vacancies ready to be filled and the flexibility to customize units to meet market demand, the potential for increased cash flow and long-term appreciation is unmatched.

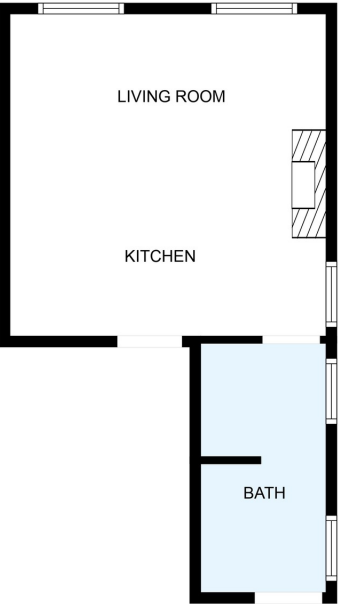


216 GREENE ST, UNIT 1, AUGUSTA, GA



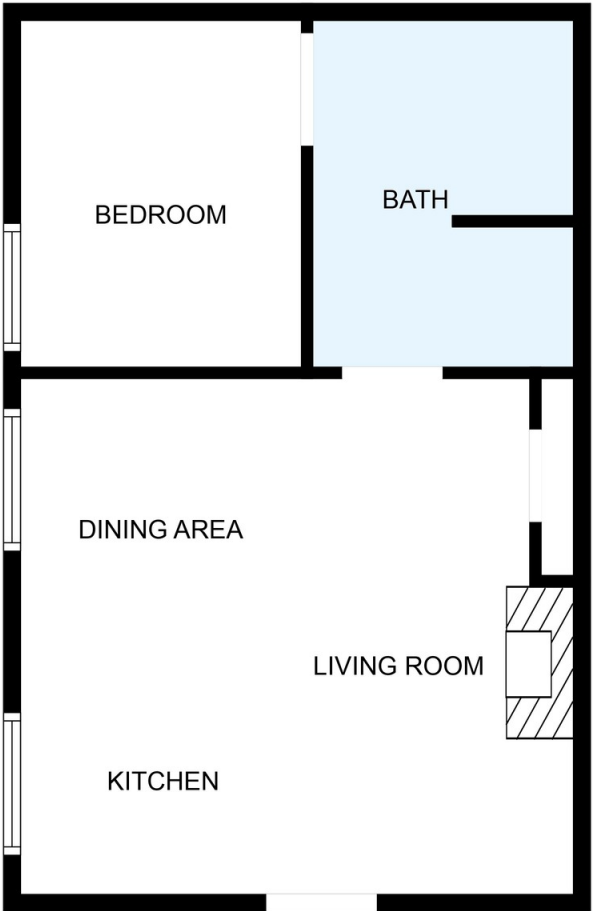
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216 GREENE ST, UNIT 4, AUGUSTA, GA



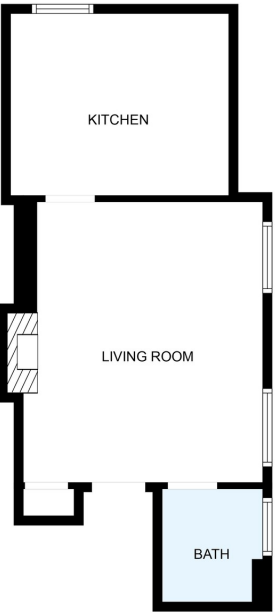
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216 GREENE ST, UNIT 3, AUGUSTA, GA



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216 GREENE ST, UNIT 2, AUGUSTA, GA



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216 GREENE ST, UNIT 5, AUGUSTA, GA



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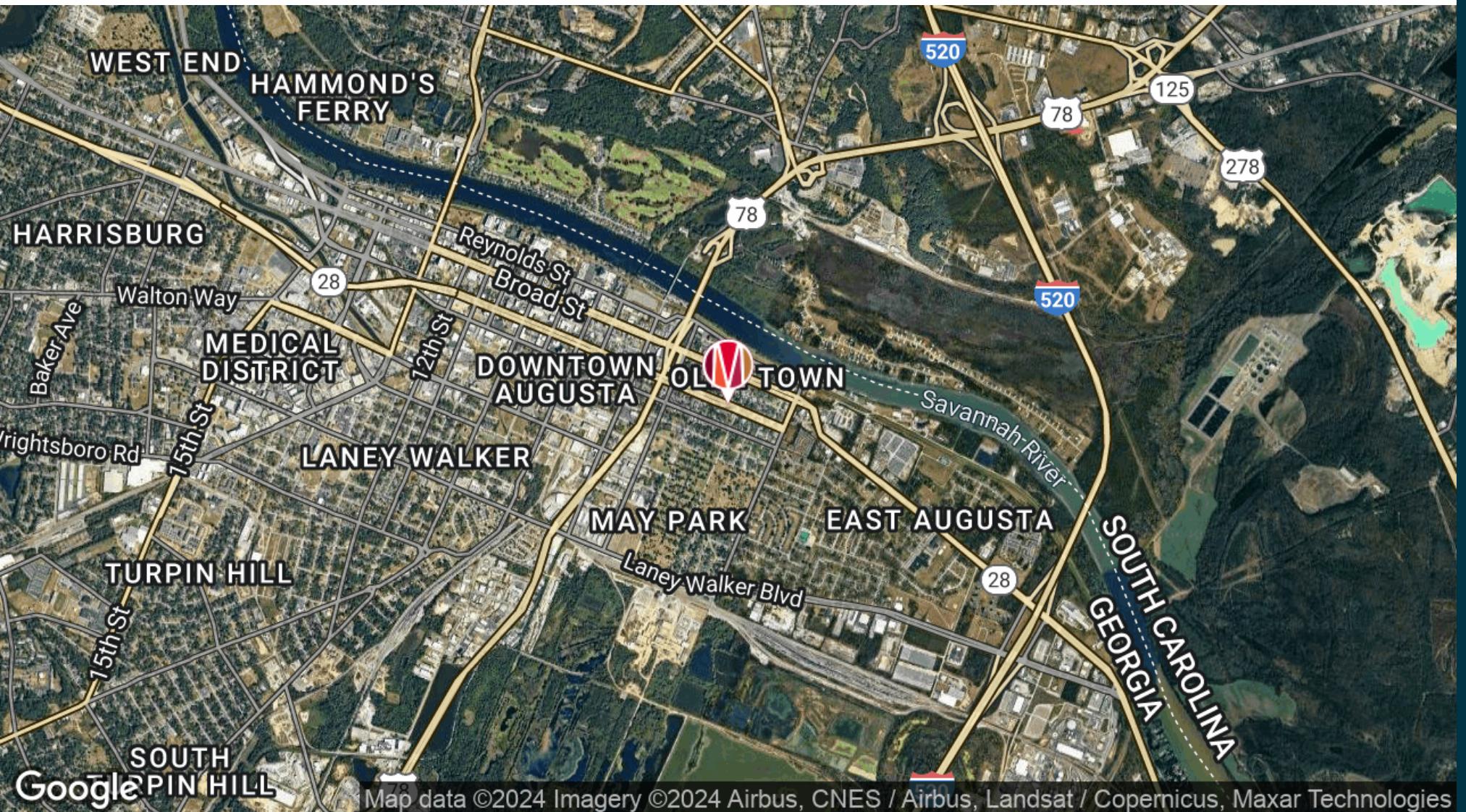




RETAILER MAP



LOCATION MAP

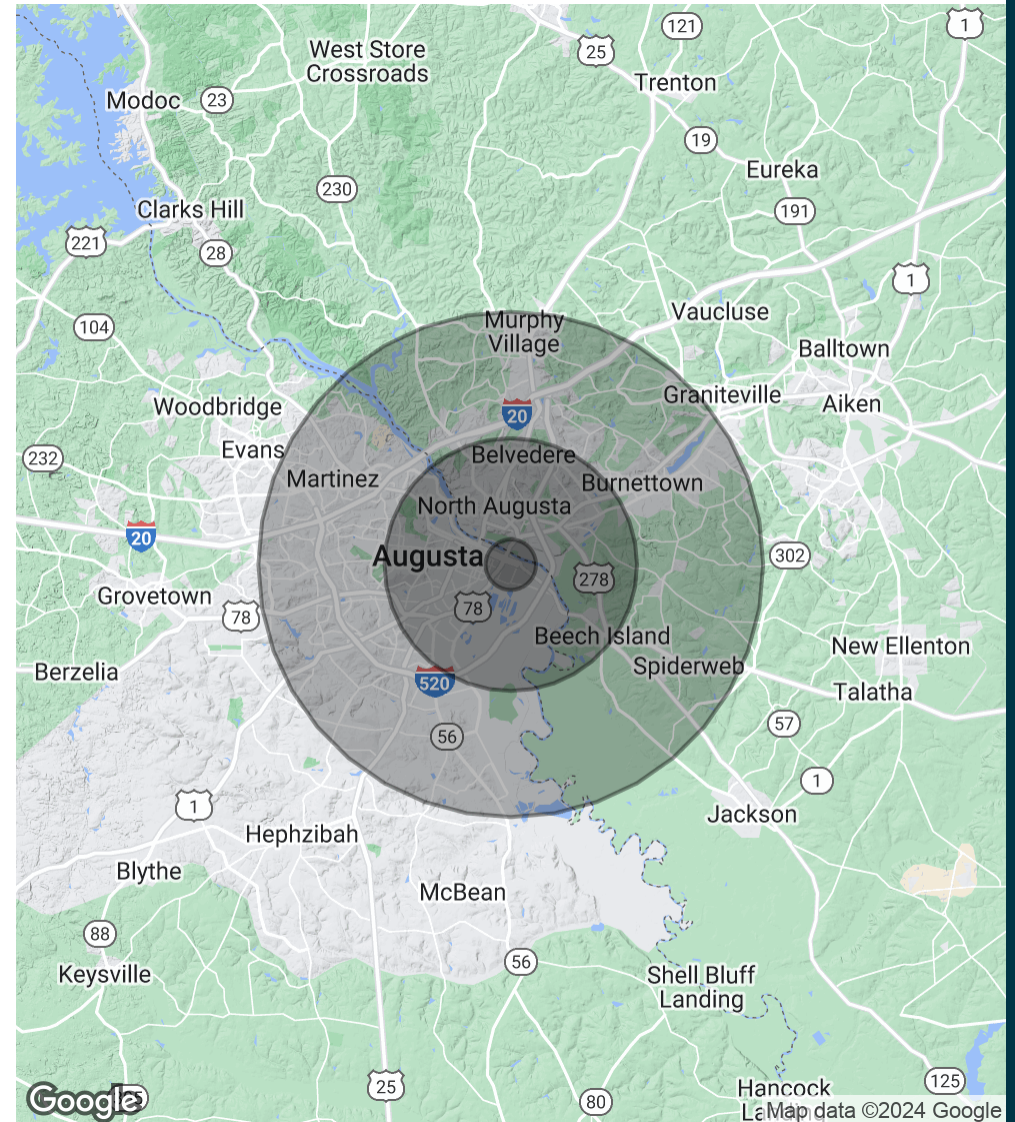


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,968	77,995	267,326
Average Age	41	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,758	34,068	110,696
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$42,560	\$66,772	\$83,514
Average House Value	\$155,854	\$212,690	\$224,330

Demographics data derived from AlphaMap





DANIELLE MEIKRANTZ

Commercial Brokerage Advisor

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Cell: 706.284.8359

PROFESSIONAL BACKGROUND

Danielle has long been part of the transformation of downtown Augusta as a renter, homeowner, renovator, multifamily property owner and investor—and her passion and experience give her an advantage and view beyond that of many other agents.

As an agent at Meybohm Commercial, Danielle works with buyers, sellers and investors. She earned the Greater Augusta Association of REALTORS' "Quickest Closed Property for a New REALTOR" recognition in 2020 and was named to the Meybohm Presidents Club 2020. Her team received the 2020 Commercial Elite Agents of the Year – Silver for Meybohm Commercial. "My first priority is to make clients happy. I listen to my clients' wants and needs to achieve the best outcome in every transaction and strive to ensure that the buying or selling process is fun, easy, and stress-free. My clients can count on me any time of day when they have a question or a concern."

Danielle's other projects include downtownaugustarentals.com, a property management company she launched for renters and investors focused on the Olde Town, Harrisburg and Summerville neighborhoods. She also manages a short-term rental business managing Airbnbs and offers staging for homes for sale or Airbnbs.

Before working in real estate, Danielle led branding, marketing and merchandising for a retail business and provided financial services support to a Massachusetts wealth management firm, among other roles.

The first thing you'll notice about Danielle is her red hair and big smile. Originally from Augusta, she has spent time in Boston where she learned to live life a little out of the box, which has led her to a career where she is energized by the clients she works with and the excitement that real estate offers. During her time up North, she also fell in love with three things: Being a problem solver and facing challenges, Boston sports, and her husband—and two out of the three are still going strong today. She and her husband, Chris, live in downtown Augusta's Olde Town neighborhood with their children, Mary Stewart, Charlie and Willa.

GA #401159 // SC #131948

MEYBOHM COMMERCIAL PROPERTIES

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MeybohmCommercial.com