



FOR SALE

FIRST BAPTIST CHURCH OF AUGUSTA

802 Greene St, Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

The historic First Baptist Church of Augusta offers a unique opportunity to own a substantial part of history. The site was the birthplace of the Southern Baptist Convention and is on the national register of historic places. The building is over 16,000 square feet and consists of a 2 story office building in the rear and a large sanctuary with 80 foot ceilings in the front. The office building in the rear has a new TPO roof to prevent water penetration and has been largely cleared out. Currently the site has temporary power and a preliminary application for historic tax credits has been drafted. This is an ideal project for a group familiar with using the historic tax program. The site has been inspected and received a favorable report by a structural engineer and many steps have been taken to prepare the site for redevelopment.

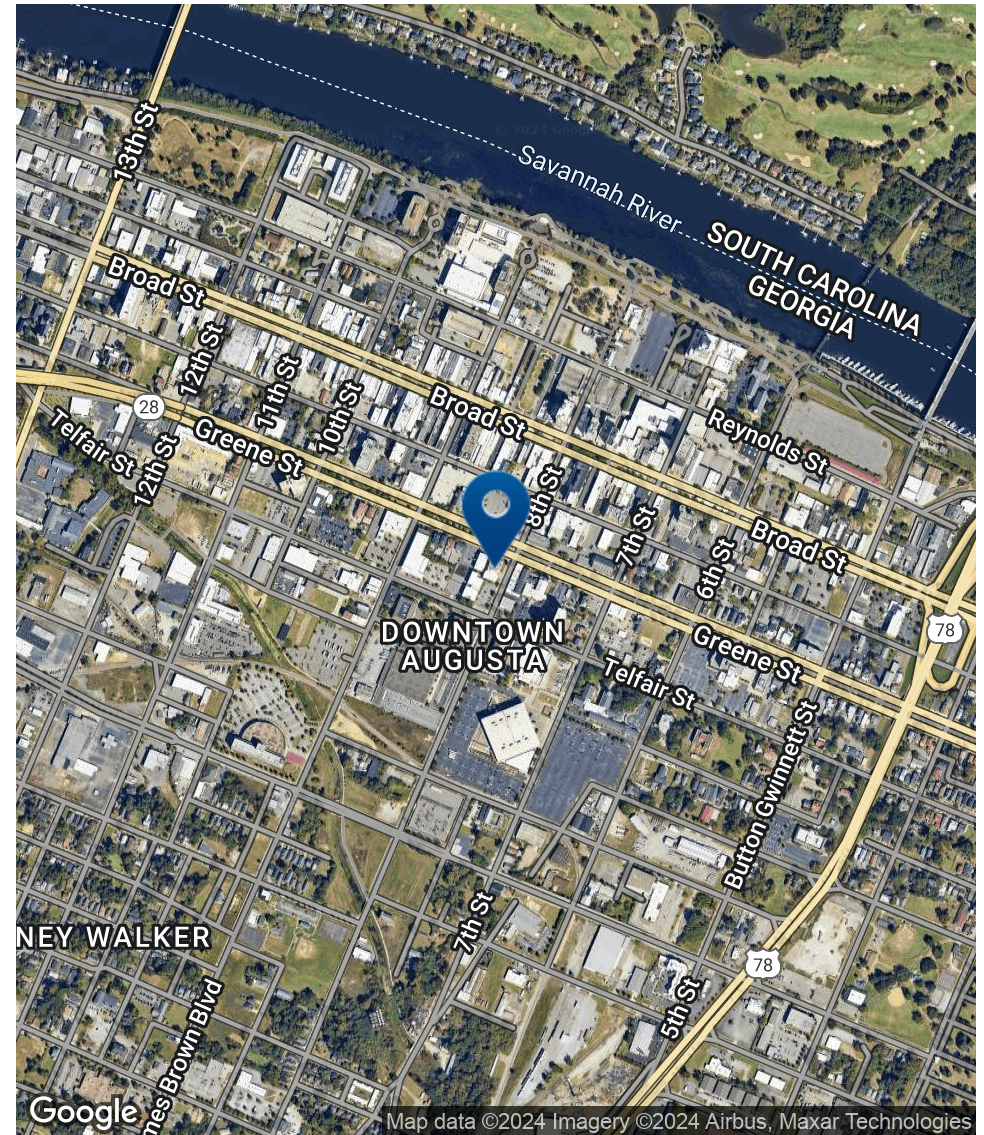
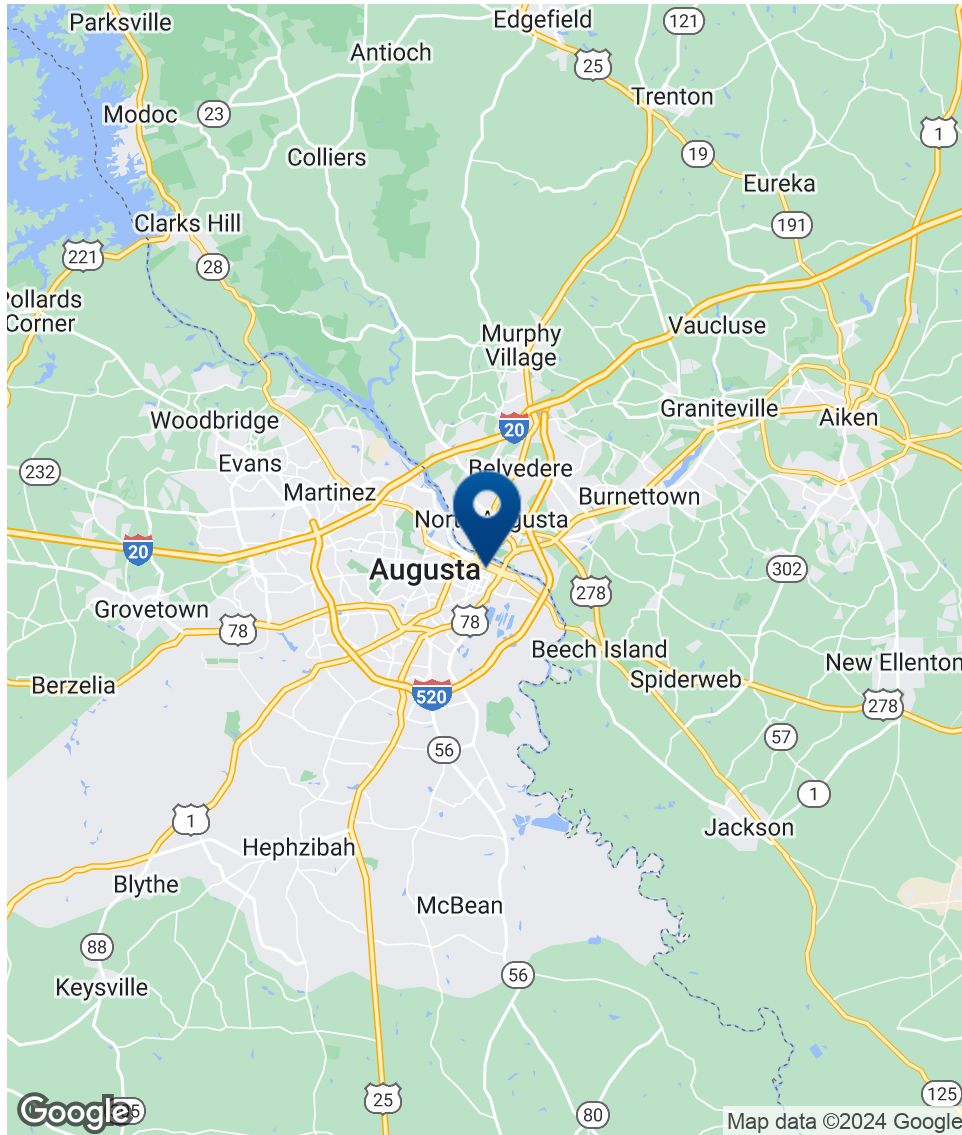
LOCATION DESCRIPTION

802 Greene Street is located at the corner of 8th Street and Greene at an important intersection in Downtown Augusta. The building is centrally located in between multiple multifamily projects. Site is a popular location among local photographers for wedding photos, producing a modest revenue stream monthly.

OFFERING SUMMARY

Sale Price:	NEGOTIABLE
Building Size:	16,228 SF

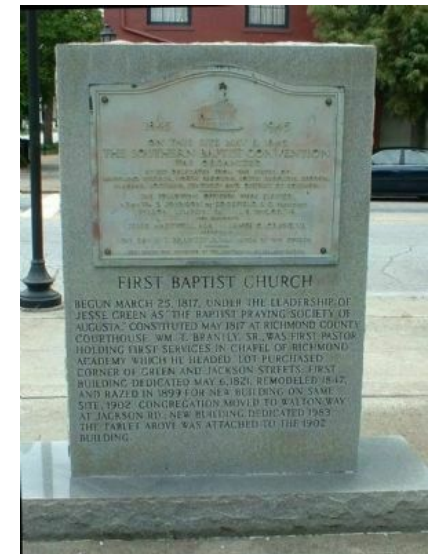
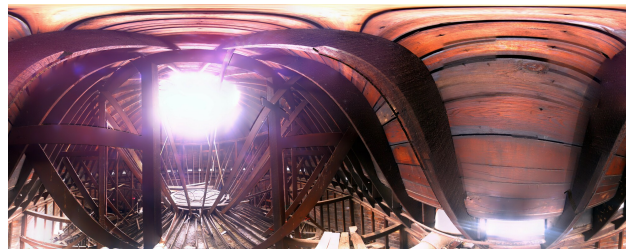
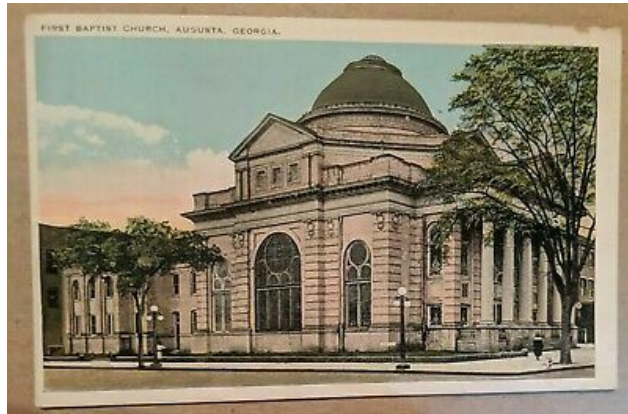
Location Map



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Additional Photos



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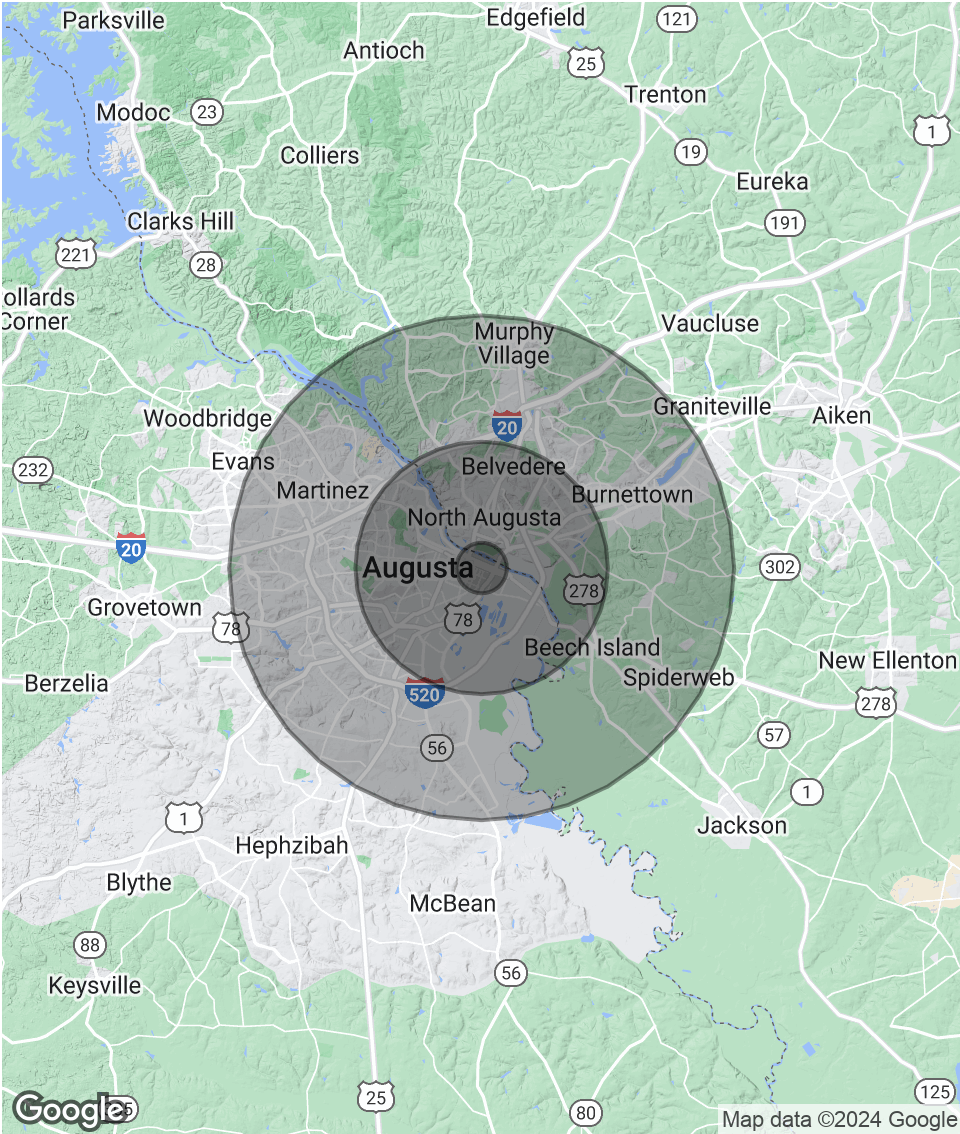
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,355	95,258	272,754
Average Age	42.6	36.9	37.7
Average Age (Male)	39.2	34.8	36.0
Average Age (Female)	41.9	39.5	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,724	46,488	124,132
# of Persons per HH	1.7	2.0	2.2
Average HH Income	\$29,613	\$47,132	\$56,476
Average House Value	\$127,134	\$127,086	\$138,091

2020 American Community Survey (ACS)



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Advisor Bio 1



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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

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