

## Historical Freestanding All Brick Property! A Canvas of Endless Potential!



**UNDER CONTRACT!**

**11 Habersham, Savannah, GA 31401**



**Ron Melander, REALTOR**

**Jordan Gray, Associate Broker**

(912) 441-7124 (Ron - Call/Text)

[info@savannahhistoricproperties.com](mailto:info@savannahhistoricproperties.com)

<http://SavannahHistoricProperties.com>



Keller Williams Coastal Area Partners Downtown

124 Habersham St  
Savannah, GA 31401  
(912) 232-8580

- » Beds: 4 | Baths: 2 Full
- » MLS #: 307511
- » Single Family | 3,440 ft<sup>2</sup> | Lot: 2,483 ft<sup>2</sup>
- » Can Be Used for Residential or Commercial Use
- » Significant Rehab Tax Incentives Available!
- » More Info: [ElevenHabersham.com](http://ElevenHabersham.com)

### Remarks

Discover a treasure of historical significance constructed in 1852 by John H. Strous. This freestanding all-brick property has stood witness to the ebb and flow of time, having embraced a diverse array of stories, and carrying a rich history that has seen many uses over the years. A canvas of endless potential presents an opportunity for creative thoughts.

As a contributing building within the Savannah National Historic Landmark District, 11 Habersham Street can qualify for significant federal and state rehabilitation tax incentives for income-producing, owner-occupied, or mixed-use scenarios; see graphic for potential preservation tax credits.

Highlights include solid Philadelphia pressed brick construction, original hardwood floors, oversized windows, high ceilings, a side garden, and a courtyard in which off-street parking could be incorporated. The expansive basement with 8' ceilings and potential access from three different stairways is a playground for your ideas. Prime location just steps to Warren Square, one-half block from Bay Street, and close to all of downtown Savannah.

