

## Cross Property 360 Property View

# 513 E 63rd Street, Savannah, GA 31405

Listing

**Active/ML#254722**

[513 E 63rd Street Savannah, GA 31405](#)

**\$349,900  
Sale**

**Commercial**

**Office**

**Chatham County  
Other**



Type: **Other**      Unit: **Other**      Term: **Other**  
 Acres: **0.21**      LotSF: **9,322**      CCR: **Yes**      Class: **1942**  
 SF/Src: **1,275/Tax Assessor**  
 Zoning: **Other**      PIN: **2010508016**      Yr Built: **1942**  
 Road: **Concrete, Paved, Unpaved**      Responsibility: **Other**  
 Present Use: **Street Lights**  
 Improvement: **Building**  
 Sale Includes: **Ramp Access**  
 ADA Feature: **Ramp Access**

**Recent Change: 08/10/2021 : NEW : ->A**

Remarks: **Built as a charming bungalow in active Midtown, close to schools, churches, medical offices, several hospitals, restaurants and shops, this 2 bedroom, one bath bungalow is presently a well-known hairdresser's studio and has been for many years. It features handicapped accessibility with ramp on the side, as well as many parking spaces in the back and front of the building. The large kitchen with island is equipped with dishwasher, sink, refrigerator and washer and dryer. Terrific storage. The front room (former living room) has a lovely fireplace, and behind it the former den. The side porch has been enclosed and could become an office. Hardwood floors throughout and a pull down attic stairway reveals more storage above. Zoned OI-E, which makes the property suited for many uses including office, shop, gallery, medical facility, educational bldg, place of worship, private club or lodge, catering establishment, etc.**

Directions: **Waters Ave to 63rd St. Go through light at Paulsen, property on left.**

**Interior**

Appliances: **Dishwasher, Dryer, Range/Oven, Refrigerator, Single Oven, Washer**  
 Floors: **Hardwood**

**Structure**

Builder Name:	Bldg Stories: <b>1.0</b>	Condo:
Prop Attached: <b>No</b>	Common Walls:	# Beds: <b>2</b>
# Full Baths: <b>1</b>	# Half Baths:	Build to Suit:
Structure: <b>Cinder Block</b>	Roof: <b>Asphalt</b>	
Construction: <b>Programmable Thermostat</b>		
Energy Feat: <b>Fire Alarm</b>		
Misc Equip:		

**Property Information**

Postal City:	Lat / Long:	<b>32.032742/-81.096236</b>
Legal Desc: <b>LOT 14 RIDGEWOOD ANNEX SUB GILL WARD</b>	Lot Dim/SqFt:	<b>/9322</b>

**Systems**

Electric:	# Cool Units:	<b>1</b>
Gas:	Cool Source:	<b>Electric</b>
Cable:	Cool Type:	<b>Central</b>
Telephone:	# Heat Units:	<b>1</b>
Water: <b>Public Water</b>	Heat Source:	<b>Electric</b>
Sewer: <b>Public Sewer</b>	Heat Type:	<b>Central</b>
# WaterHtrs: <b>1</b>	WaterHtr Type:	<b>Electric</b>

**Conditions & Permissions**

Document Lst:	Possession:	<b>At Closing</b>
MaySell: <b>1031, ARM, Cash, Conventional</b>	Exclusions:	
Sale Includes: <b>Building</b>	Land Lease:	
Special List Cond: <b>Standard</b>		

**Financial, Expense & Income**

Annual Tax: <b>\$2,074</b>	Tax Year: <b>2020</b>
Landlord Util: <b>Electric, Garbage, Water/Sewer</b>	Fire Dept Dues:
Landlord Exp: <b>Insurance, Maintenance, Taxes</b>	
Association/Fee: <b>No/</b>	C/T Fee Freq:

**Showing Information**

Sign on Property: <b>Yes</b>	CLB: <b>No</b>	Access Code:
Instructions: <b>Appointment-Only, Special Hours</b>		
Information: <b>See Agent Remarks</b>		
Agent Remarks: <b>SHOWN BY APPOINTMENT ONLY. CALL OR TEXT LISTING AGENT TO MAKE APPTS. HOURS ARE SET BY PRESENT OWNER AS THIS IS AN ACTIVE BUSINESS.</b>		

**Listing Broker/Compensation**

List Office: [Celia Dunn Sotheby's International Realty \(256\)](#)  
List Agent: [Stewart Marshall \(MARSHAST\)](#)  
Email: [msmarshalljr@comcast.net](mailto:msmarshalljr@comcast.net)  
Co-List Office: [Celia Dunn Sotheby's International Realty \(256\)](#)  
Co-List Agent: [Helen H Marshall \(MARSHAHE\)](#)  
Email: [helenheidtmarshall@gmail.com](mailto:helenheidtmarshall@gmail.com)  
Comp: Buyer Agency: **Yes/2.4%** No Agency: **Yes/2.0%**  
Agency: **Exclusive Right to Sell**  
Var Rate/Desc: **No**

Phone License Fax  
**(912) 234-3323 H-16710 (912) 238-4943**  
**(912) 655-5599 181579 (912) 238-4943**  
**(912) 234-3323 H-16710 (912) 238-4943**  
**(912) 658-3209 54412 (912) 238-4943**  
Sub Agency: **No**

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**Transaction Data**

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List Date:	<b>08/09/2021</b>	Terms:		Sold Price:
ContingentDate:		Sale Type:		LP/SqFt: <b>\$274.43</b>
UnderContDate:		Seller:	<b>Homeowner/Owner</b>	SP/SqFt:
SoldDate:		DOM:	<b>2</b>	SP/LP:
WithDate:		CDOM:	<b>2</b>	
Expire Date:	<b>01/31/2022</b>	StatChangeDate:	<b>08/09/2021</b>	

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**Settings**

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Entered By:		IDX Opt-In:	<b>Yes</b>	VOW Addr Allowed:	<b>No</b>
EnteredDate:	<b>08/10/2021</b>	Inet Addr Allw:	<b>Yes</b>	VOW Entire Disp:	<b>No</b>
Last Change TS:	<b>08/10/2021</b>	Inet List Displ:	<b>Yes</b>	VOW AVM Allowed:	<b>No</b>
Last Chg Type:	<b>New Listing</b>	IDX AVM Disp:	<b>No</b>	VOW Consm Cmmnt:	<b>No</b>
Lockbox1 #:		Lockbox 2 #:		IDX Consm Cmmnt:	<b>No</b>

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