

\$398,000 - 4903 La Roche Avenue, Savannah

MLS #SA335602

\$398,000

2 Bedroom, 1.00 Bathroom, 730 sqft
Residential on 1.91 Acres

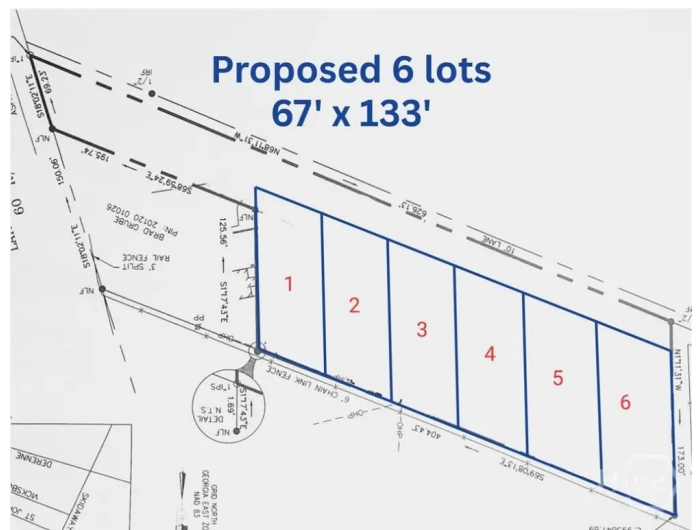
N/A, Savannah, GA

Rare 1.91-Acre Infill Opportunity Bordering Savannah State – Approved for 6 New Homes. Nearly 2-acre parcel in Savannah is a rare and highly profitable development opportunity. Zoned RSF-6 and previously evaluated for subdivision, the site is ideal for builders looking to construct six single-family homes in a rapidly growing corridor just steps from the booming Savannah State University. Existing 2-bed, 1-bath home is livable, currently tenant-occupied, month-to-month lease, but the highest and best use is redevelopment. With public water and sewer available, flood zone X (no flood insurance required), and no HOA restrictions, this offers a clear path to maximizing value. Projected resale prices for new construction are approximately \$350,000+ per home, creating strong ROI potential for investors and builders. \$200k to \$400k profit. Easy access to Truman Parkway, downtown Savannah, and area amenities. Property sold as-is. Buyer to confirm zoning and subdivision feasibility.

Built in 1940

Essential Information

MLS #	SA335602
Price	\$398,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	730
Square Footage	83200
Acres	1.91
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	4903 Laroche Avenue
Subdivision	N/A
City	Savannah
County	Chatham
State	GA
Zip Code	31404

Amenities

Utilities	Cable Available
Parking	Underground
Garages	Underground

Interior

Appliances	Electric Water Heater
Heating	Central, Electric, Wall Furnace
Cooling	Central Air, Electric, Wall Unit(s)
# of Stories	2

Exterior

Exterior	Asbestos
Roof	Asphalt
Construction	Asbestos
Foundation	Block

School Information

Elementary	Juliette Gordan Low
Middle	Myers
High	Johnson

Additional Information

Date Listed	July 31st, 2025
Zoning	RSF-6

Listing Details

Listing Agent	Ed Yannett
Listing Office	Epique Realty

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