

\$449,000 - 34 Smith Avenue, Savannah

MLS #SA335725

\$449,000

2 Bedroom, 1.00 Bathroom, 1,205 sqft

Residential on 1.70 Acres

Industrial City Gardens, Savannah, GA

Versatile opportunity for either investment, unique compound or future development. Situated on 1.69 acres, this property includes updated brick home with 2 beds/1 bath/ great room/ dining room/ front porch & back patio. There's also a converted garage apartment. Income possibilities of \$2000/mo Main house and a Garage apartment at \$1000/mo. Located on quiet street with beautiful tree cover, there are limitless opportunities to live in one dwelling & rent the other or continue to rent both and develop remaining land. Just minutes from downtown Savannah, the airport, the Savannah port, groceries, schools, restaurants and beaches its ideally located for future appreciation and ease of living. If used as a primary residence, buyer may qualify for either FHA or Conventional financing with as little as 3 1/2 or 5% down and enjoy income from the dwelling they do not occupy. Square footage in main house is 844 and garage apartment estimated at +/- 361. Zoned R-1/ contact list agent for list of allowed uses. Location is eligible for special financing in mid 5% range with First Citizens Bank/ 30 year amortization/ fixed rate. Home can be sold for \$415,000 with subdivision of land/ less acreage. More information available upon request

Built in 1951

Essential Information



MLS #	SA335725
Price	\$449,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,205
Square Footage	74052
Acres	1.70
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	34 Smith Avenue
Subdivision	Industrial City Gardens
City	Savannah
County	Chatham
State	GA
Zip Code	31408

Amenities

Utilities	Underground Utilities
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Interior

Appliances	Electric Water Heater
Heating	Heat Pump, None
Cooling	Central Air, Other
# of Stories	1

Exterior

Exterior	Brick
Construction	Brick

Additional Information

Date Listed	August 6th, 2025
Zoning	R1

Listing Details

Listing Agent Heather Booth
Listing Office BHHS Bay Street Realty Group

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