

\$835,000 - 123 E 55th Street, Savannah

MLS #SA338810

\$835,000

6 Bedroom, 2.00 Bathroom, 3,400 sqft
Residential Income on 0.20 Acres

Ardsley, Savannah, GA

Beautifully Restored 1923 Duplex in the Heart of Ardsley Park – Turnkey Investment Opportunity!

Motivated Seller will pay up to \$8,000 towards buyers closing costs

Discover a rare investment gem in Savannah’s sought-after Ardsley Park neighborhood. This fully renovated duplex sits on an extra-large lot (.20 acres) and comes with a recently approved variance to add an ADU over a two-car garage—unlocking even more income potential.

? Property Highlights

Fully Renovated (2023): New roof, plumbing, electrical, HVAC, refinished hardwood floors, and updated kitchens & baths.

Spacious Layouts: Each unit features 3 bedrooms plus 2 sun-drenched sunrooms—ideal for home offices, sitting rooms, or creative spaces.

Turnkey Income: Both units are fully leased with excellent long-term tenants, offering immediate cash flow.

Expansion Potential: Purchase includes architectural plans with an approved variance for a carriage house ADU above a 2-car garage.



Location Perks

Just 3 blocks to Adams Park and Hull Park, complete with playgrounds and splash pad.

A short walk to Habersham Village’s shops, dining, and amenities.

Set in the heart of Ardsley Park, one of Savannah’s most charming and historic neighborhoods.

Whether you’re an investor seeking a strong rental property or a buyer interested in an owner-occupied opportunity with income potential, this home is an exceptional find.

A rare combination of historic charm, modern upgrades, reliable tenants, and future growth potential—ready for its next savvy owner!

Built in 1923

Essential Information

MLS #	SA338810
Price	\$835,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	3,400
Square Footage	8712
Acres	0.20
Year Built	1923
Type	Residential Income
Sub-Type	Duplex
Status	Active

Community Information

Address	123 E 55th Street
Subdivision	Ardsley

City	Savannah
County	Chatham
State	GA
Zip Code	31405

Amenities

Features	Alley, City Lot, Public Road
Parking	Kitchen Level, Off Street
Garages	Kitchen Level, Off Street

Interior

Interior Features	Ceiling Fan(s), Pull Down Attic Stairs, Instant Hot Water
Appliances	Some Electric Appliances, Dishwasher, Electric Water Heater, Freezer, Disposal, Ice Maker, Microwave, Oven, Range, Range Hood, Dryer, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Decorative
# of Stories	2
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior	Metal Siding
Lot Description	Alley, City Lot, Public Road
Roof	Composition
Construction	Metal Siding

School Information

Elementary	JG Smith
Middle	Myers
High	Beach

Additional Information

Date Listed	September 1st, 2025
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Listing Details

Listing Agent	Linda Blakemore
Listing Office	Vylla Home

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