

AN OFFERING OF
803 EAST 68TH STREET
SAVANNAH, CHATHAM COUNTY, GEORGIA 31405



PRESENTED BY
WHITLEY AND ASSOCIATES, INC.

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PROPERTY SUMMARY

Property Name:	Former Offices Of Atlantic Foot And Ankle Specialists
Property Address:	803 East 68 th Street Savannah, Georgia 31405
Property Type:	Former Podiatrist's Clinic
Assessor's Identification Number:	2-0114-15-001
Site Area:	+0.242 Acre
Building Improvements:	Former Podiatrist's Clinic Approximating 2,616 Square Feet
Zoning:	General Business (BG)
Tax Appraised Value:	Year 2017 Tax Appraised Value Of \$303,300
Offering Price:	\$535,000.00

For Additional Information Please Contact

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PHYSICAL ATTRIBUTES

PROPERTY DESCRIPTION

Address/Location : 803 East 68th Street
Savannah, Chatham County, Georgia 31405

Assessor's Identification
Number : 2-0114-15-001

Property Type/Use : Former Podiatrist's Clinic Approximating 2,616 Square Feet

Site Size And Description : The clinic is oriented within the confines of an approximate 10,520 square foot site fronting approximately 80 lineal feet along the southside of the east bound lane of East 68th Street, a western boundary fronting 158 lineal feet along the eastside of the northbound lane of Frederick Street, a southern boundary of 40 lineal feet along the lands of others and an eastern boundary of 158 lineal feet along the lands of others.

Building And Site
Improvements : The subject building consists of an one story former pediatricist's clinic which was originally constructed during 1980 with a substantial renovation occurring during 2016.

The building is constructed at grade on a monolithic concrete slab positioned on masonry footings. The building superstructure is wood frame and is finished with cedar siding in a board and batten pattern and hardi-plank. The roof superstructure is wood frame in a modified hipped design finished with plywood sub-base, asphaltic felt and composition asphalt shingles.

The building comprises a finished floor area estimated to approximate 2,616 square feet.

Internally the building is demised as a waiting area, receptionist, seven exam rooms, private office, nurses station, lab, treatment areas, storage and two restrooms.

Interior finishes include laminate and carpet floors, painted gypsum wall board walls and suspended acoustical tile and painted gypsum wallboard ceilings. Finished carpentry includes wood baseboard. Illumination is provided via recessed and surface mounted parabolic fluorescent lighting. Interior fenestration includes frosted glass in wood frame wood and paneled in wood frame doors.

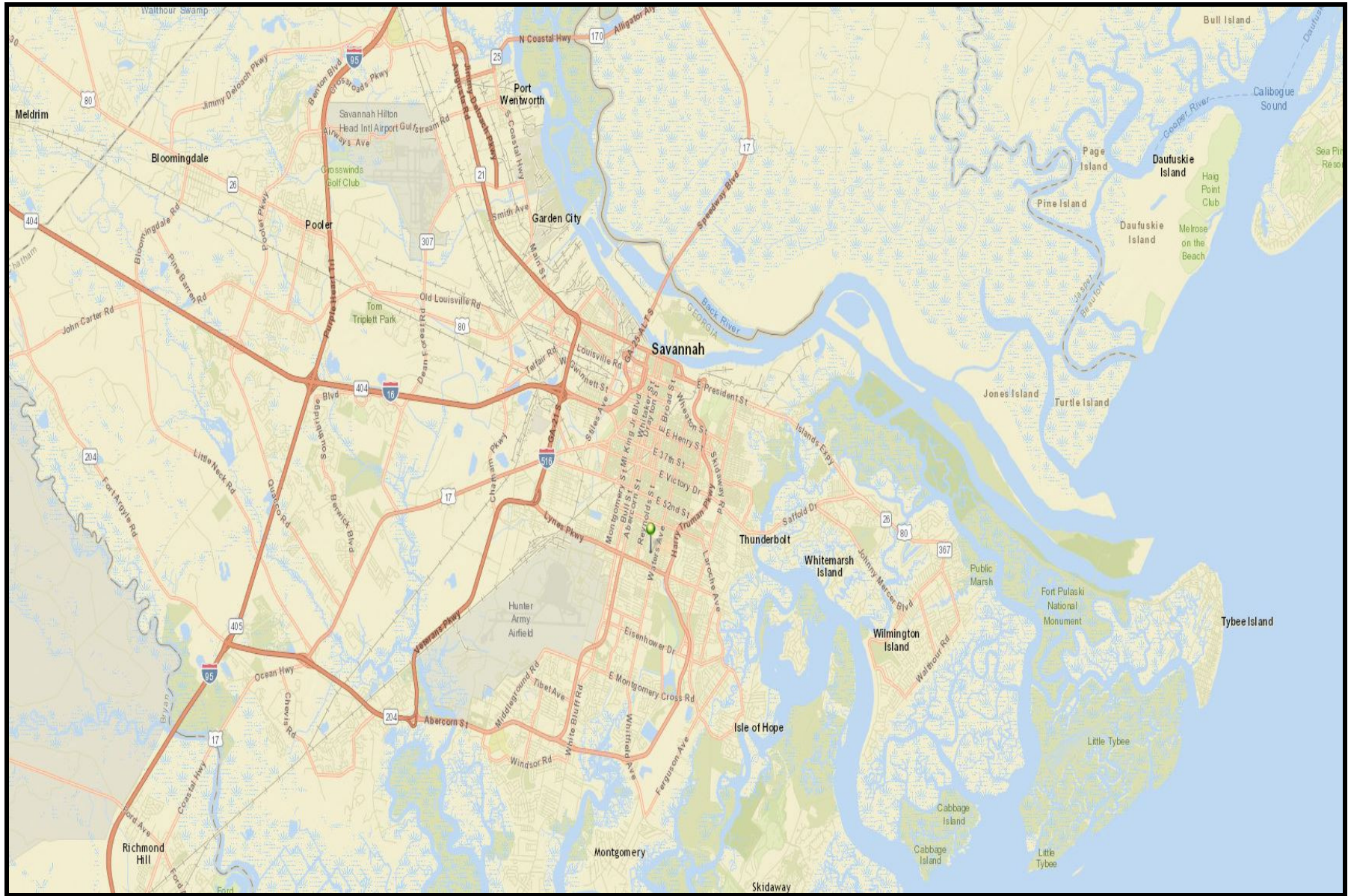
Exterior fenestration includes glass in aluminum frame with side lights and transom at the primary entry and metal paneled in steel frame door at the rear. Windows are jalousie and fixed in wood frames.

Site Improvements:

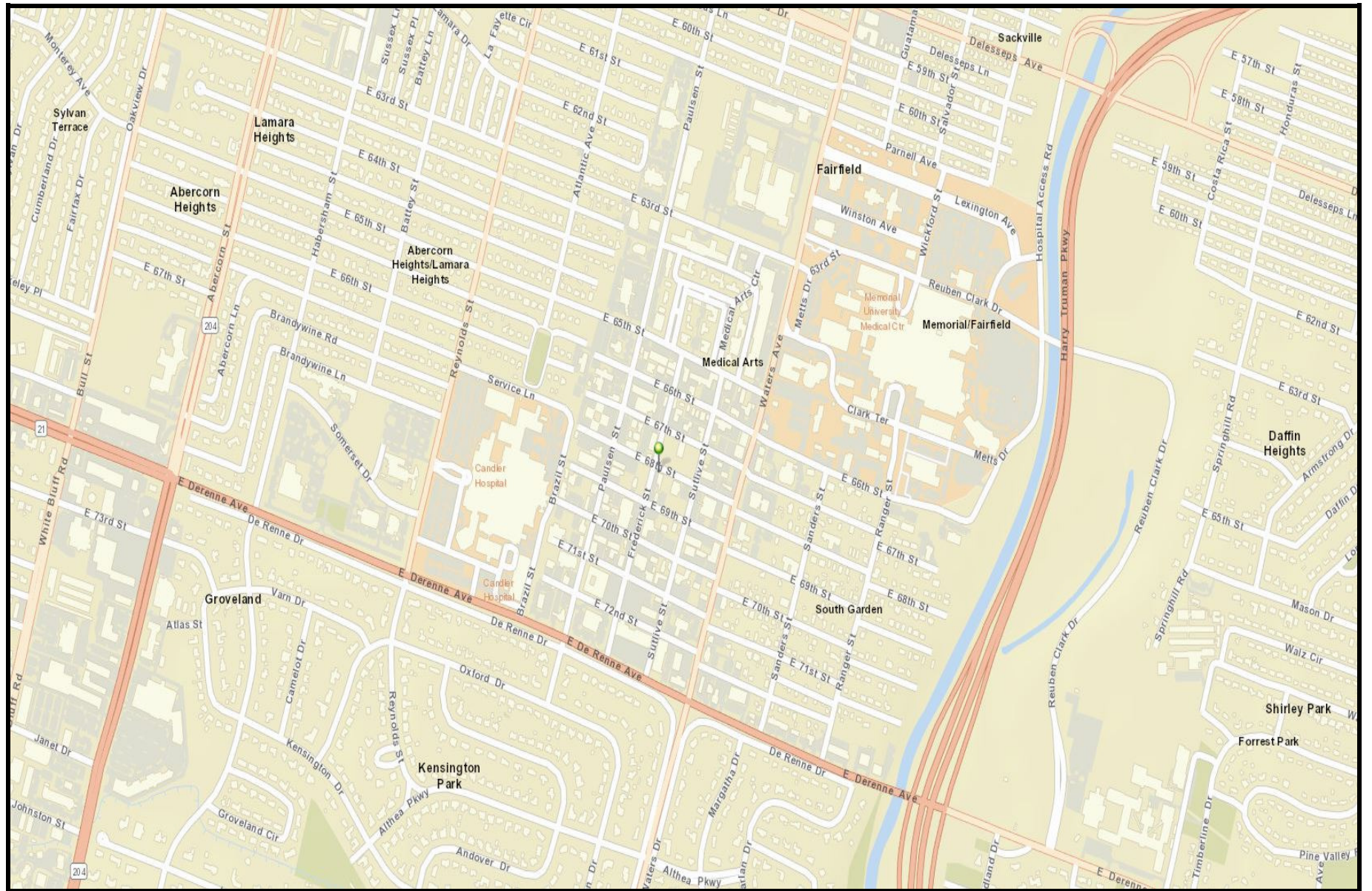
Site improvements include the hard-scape improvements of concrete drives and parking for seven vehicles within the primary site, concrete curbing, gutters and sidewalks and green-scape improvements generally include grassed areas, various flowering bushes, shrubs and a few trees. In addition within the confines of an approximate adjoining 2,100 grassed square feet is parking for approximately six vehicles.

Identification signage is located approximating the northwest corner of the primary site at the intersection of East 68th Street and Frederick Street.

Area and Neighborhood Maps



Area Map



Neighborhood Map

Aerial Images



Northerly Aerial View Of The Subject



Southerly Aerial View Of The Subject



Easterly Aerial View Of The Subject



Westerly Aerial View Of The Subject

Subject Photographs



View Of The Northern (Front) Elevation



View Of The Northern(Front) And Eastern Elevations



View Of The Northern (Front) And Western Elevations



View Of The Southern (Rear) And Eastern Elevations



View Of The Eastern Waiting Area



View Of The Western Waiting Area



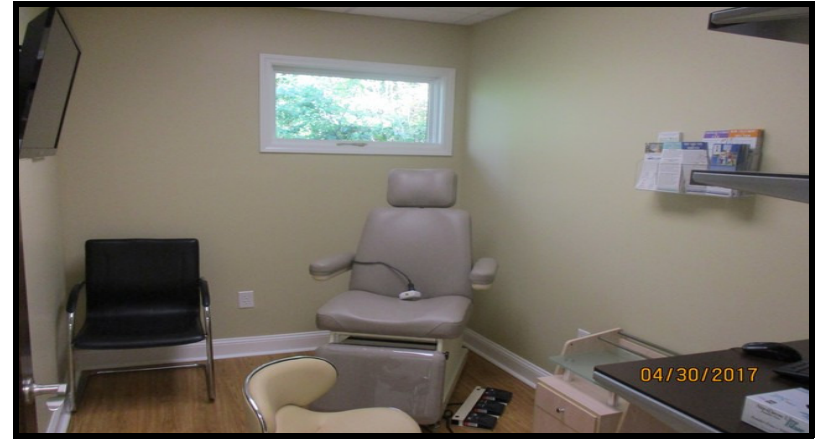
View Of The Receptionist Area



View Of The Private Office



View Of A Typical Exam Room



View Of A Typical Exam Room



View Of The Treatment Area



View Of The Treatment Area



View Of The Nurses's Station



View Of The Lab Area



View Of The Client Restroom



View Of The Staff Restroom



View Of The Break-Room



View Of The Storage Room



View Of Identification Signage



View Of Adjacent Parking Lot

Plat Of Survey

