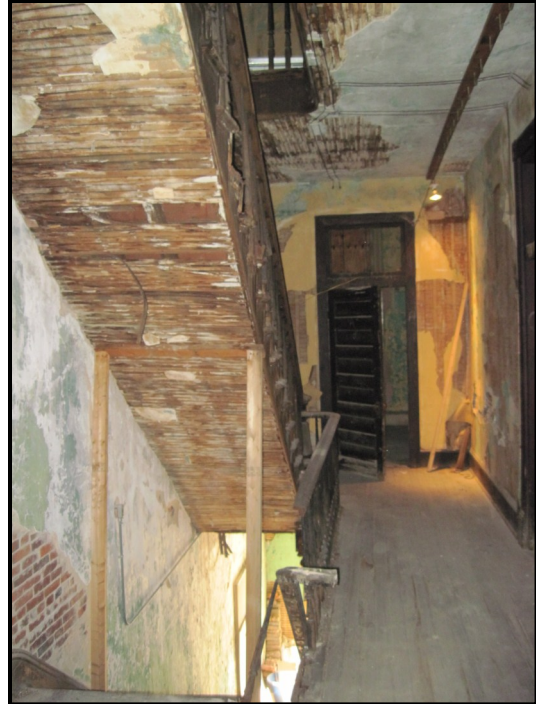


## BUILDING FOR SALE IN AUGUSTA DOWNTOWN HISTORIC

307 JAMES BROWN BOULEVARD  
AUGUSTA, GEORGIA

**\$59,900**



307 James Brown Boulevard is a Second Empire style commercial town house built c. 1884. The interior is suited for commercial use , single or multiple residential units. The building features three and a half stories with approximately 5,000 square feet. Flexible floor plans allow for modern amenities. This townhome is only moments away from Augusta's government, medical and educational centers. As a contributing resource in the Augusta Downtown Historic District, it is listed on the National Register of Historic Places. National Register listing makes the property eligible for all the programs of the National Register including available grant funds and tax incentives for certified rehabilitations.

- Zoned B-2
- Cast iron commercial storefront
- Small commercial space on north side of building
- Original trim and historic details
- Pocket doors and high ceilings
- Fireplaces with original mantels
- Hardwood floors
- Eligible for tax incentives for certified rehabilitation
- Located near arts, entertainment and business district
- Access to second and third floor through separate entrance on James Brown Boulevard
- Large attic space could be utilized as additional residential unit
- 3 Floors and attic

HISTORIC  
AUGUSTA  
INCORPORATED



A project of Historic Augusta's  
Real Estate Program.  
*Own a piece of history!*

For more information and a tour call  
Robyn Anderson at 706-724-0436 .