

# FOR SALE

1522 Richmond Street, Brunswick, Georgia 31520



## Commercial Building



### Property Highlights

- This location offers excellent convenience, with restaurants, banks, shops, and other offices just steps away. The building can be sold as 100% vacant, or with ground floor tenants remaining.
- Amazing downtown Brunswick building located just behind the historic Ritz Theater. Two stories, with separate entrances for both floors.
- Upstairs is owner-occupied and has served as law and architecture offices over the years. Month-to-month office tenants on ground floor are willing to stay or vacate.
- The masonry and steel building has fire sprinklers, three power meters, large windows offering tremendous light, and attractive interior finishes.
- All of the HVAC systems have been replaced in the past five years, new roof coating just installed, windows were re-glazed last year, and roof-top solar has been installed (\$52,000 cost) resulting in substantial reductions in power bills.
- \$1,100,000

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