FOR SALE
2,207 sqft

Downtown Metter | Rare Opportunity
18 S E Broad St, Metter, GA 30439

Blokk
COMMERCIAL REAL ESTATE

For more information please contact:

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Property Summary

The Offering

Pricing: $230,000

Size: 2,207 sqft

Zoning: CBD

Property Overview

Located at 18 SE Broad St., Metter, GA 30439, this property is nestled in the heart of Metter's vibrant and historic Commercial Business District. Metter, home to a welcoming and diverse community of about 5,000 residents, embodies Southern hospitality and inclusion. Conveniently positioned along I-16, it's just an hour west of Savannah and 90 minutes east of Macon.

Metter's downtown is supported by the Metter Main Street Program, a part of a national initiative focused on revitalizing historic business districts. This program fosters collaboration among businesses, property owners, and stakeholders to enhance and promote downtown Metter. Efforts include hosting events, marketing local businesses, and beautifying the area, all aimed at attracting visitors to shop, dine, and enjoy the unique charm of the district. Downtown Metter boasts distinctive architecture, pedestrian-friendly streets, and a sense of community, with several buildings listed on the National Register of Historic Places.

The property is surrounded by an array of amenities, including grocery stores, restaurants, banks, and shops, all within walking distance. Key services like City Hall, a healthcare center, and the hospital are also conveniently located nearby. Ample free parking and excellent police presence ensure a safe and accessible environment.

Building Features

Building Overview

This 2,200 sqft wheelchair-accessible building offers exceptional flexibility and modern amenities. A designated handicap parking space is located at the front entrance for convenience.

The front two-thirds of the property, approximately 1,450 sq. ft., features an open layout that can be divided into multiple rooms, complete with a half bath.

The back third, roughly 750 sq. ft., is perfect for an executive office suite, therapy space, separate rental, or storage. This area includes two rooms, a kitchenette, a half bath, a walk-in shower, and an adjoining steam room.

A 350 sq. ft. enclosed courtyard adds to the building's appeal, featuring a whirlpool spa and a laundry room with a washer and dryer. A separate rear entrance enhances privacy and accessibility.

This property's prime location and versatile design make it an excellent fit for a variety of commercial or residential uses.

Investment Highlights

Rare purchase opportunity
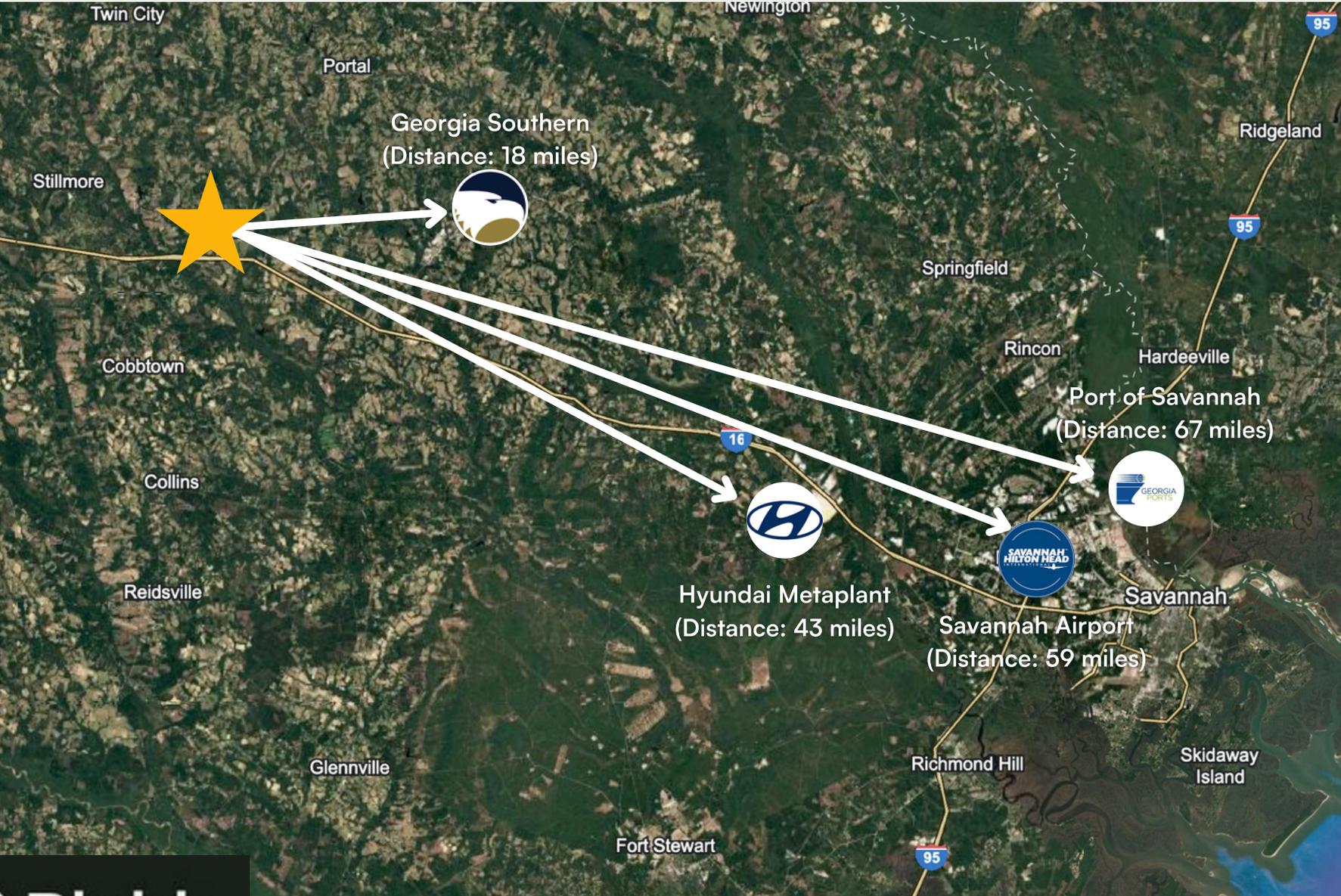
Prime location in downtown Metter

Unique building for various uses

Easy Access to I-16

Location Overview

Georgia Southern
(Distance: 18 miles)

Port of Savannah
(Distance: 67 miles)

Hyundai Metaplant
(Distance: 43 miles)

Savannah Airport
(Distance: 59 miles)

Property Overview

Bio/Contact

Prashant Patel
Associate
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229.256.3260

BACKGROUND

Prashant Patel began his career with Blokk in 2023. He previously served in the hospitality industry for over six years in a manager role. In addition to his work in real estate, Prashant is an angel investor in businesses across the southeast. Through his investments, he has gained valuable insights into various market trends, which he leverages to help his clients make informed decisions about their real estate investments. Prashant has personally bought and sold multiple commercial and residential properties over the years, giving him a firm understanding of the buying and selling process.

EDUCATION

Georgia Southern University
College of Business Management

Bio/Contact

TRAVER VLIEM
Associate
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912.515.6060

BACKGROUND

Traver Vliem began his real estate career in 2019. After brokering and personally investing in real estate for three years, he joined Blokk Commercial Real Estate as a sales associate. Traver is currently working on retail sales across the US.

EDUCATION

Georgia Southern University
College of Business Management. Minor in Finance. (Honors) Four year Letterman on Football Team