

FOR SALE

4 UNITS

ALL 2 BED/1 BATH

TURNKEY QUADPLEX - DOWNTOWN STATESBORO

324 N Main St, Statesboro, GA, 30458



For more information
please contact:

Prashant Patel
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Traver Vliem
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Property Summary

The Offering

Pricing: \$595,000

Bedrooms: 8

Bathrooms: 4

Property Overview

Blokk Commercial Real Estate is pleased to present this turnkey, income-producing fourplex located just minutes from downtown Statesboro and Georgia Southern University. Situated on 0.36 acres, this all-brick multifamily asset offers strong in-place cash flow with room for upside.

The property consists of four 2-bedroom, 1-bath units totaling 3,584 square feet. Each unit features original hardwood floors, updated windows, and access to a shared laundry area. Recent capital improvements include a new concrete driveway and parking pad, enhanced landscaping, and an on-site storage shed with power.

The property is in a prime location walkable to downtown and a short drive to Georgia Southern's campus. This offering is ideal for investors seeking stable rental income in a growing college town. With potential to increase rents or explore long-term value-add strategies, 324 N Main is a rare find in the Statesboro market.

Investment Highlights



Strong in-place cash flow with upside through rent growth or value-add improvements



Prime location near downtown Statesboro and Georgia Southern University



All-brick construction with recent capital improvements including driveway, landscaping, and new windows



Four spacious 2-bedroom units with hardwood floors and shared laundry

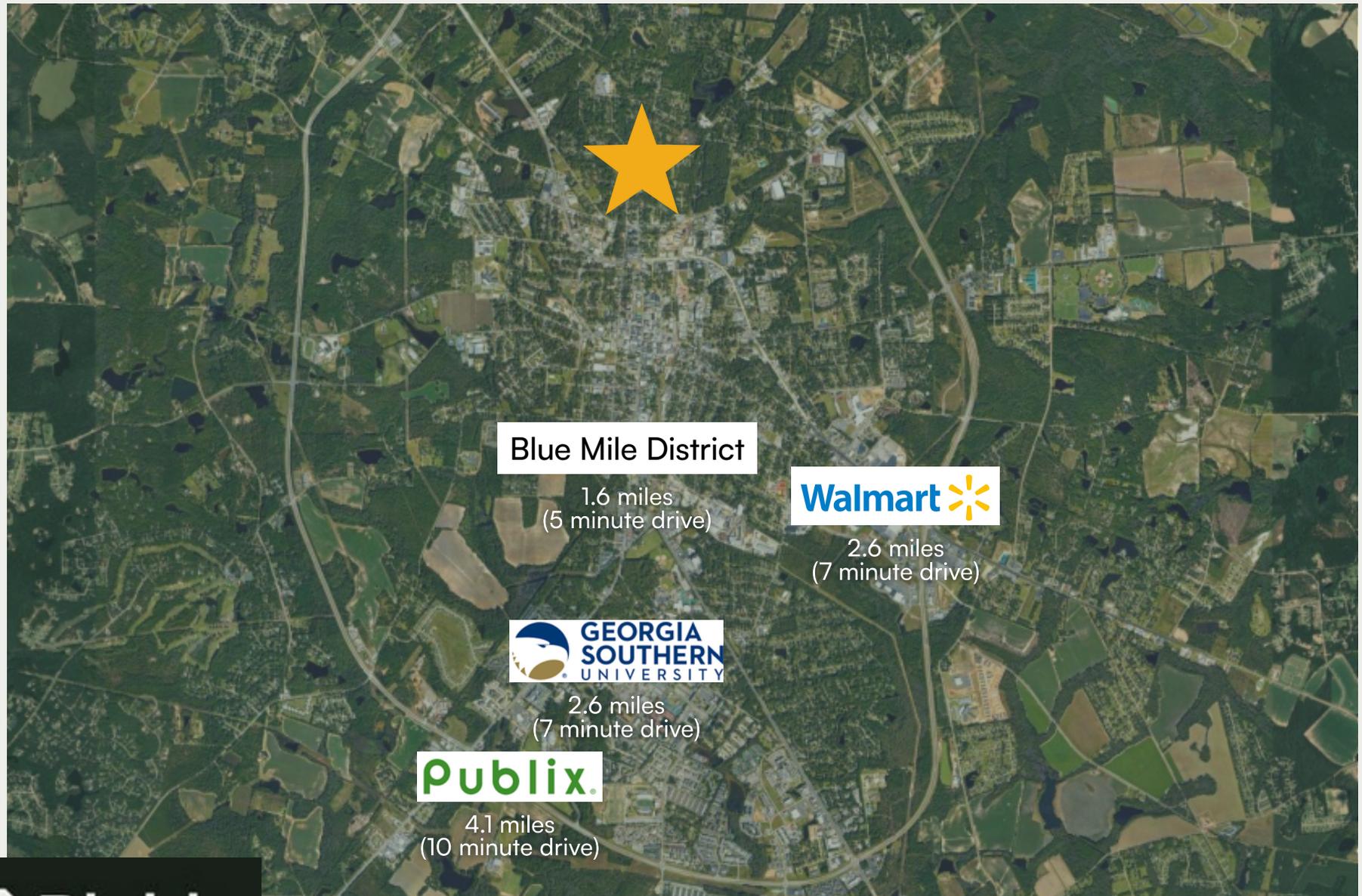


Strong potential for long-term appreciation in a high-demand rental market

Interior Photos



Site Zoom Overview



Blue Mile District



The Blue Mile district is a revitalization project along the one mile stretch of South Main Street from the entrance of Georgia Southern University to the Courthouse in Downtown Statesboro.

The project seeks to beautify residential and commercial areas, attract and retains creative students and young professionals, and enhance the quality of life.

80+
BUSINESSES

1,200+
RESIDENTS WITHIN
WALKING DISTANCE

15,000+
VPD ON S MAIN STREET

Bio/Contact



Prashant Patel

Associate

prashant.patel@blokkcre.com

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

traver.vliem@blokkcre.com

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