

777 Gloucester Street Brunswick, GA



On behalf of the Owner, Newmark Phoenix Realty Group is pleased to offer for sale 777 Gloucester Street in Brunswick, Georgia for \$5,150,000. The building is $\pm 67,054$ square feet of Multi-Tenant Office Space situated on ± 1.3 acres.

KEY INVESTMENT HIGHLIGHTS

- **Prime building and location in the heart of the Central Business District**
- Ample on-site parking, frontage and great exposure.
- Existing Spaces already demised to ideal size for market.
- Multiple layout options in newly renovated building.
- Stable Tenant Base with solid rental history.
- New roof and recent upgrades by the owner. Engineered for additional space to be added, offering value add to the future owner with ample land for employee parking. Attractive financing in local lending environment.
- Located in opportunity zone, offering excellent tax advantage for potential investors.
- Upside to investor with additional leasing, at a price well below replacement costs.

Sale Price: \$5,150,000 (\$76 PSF)

For access to more information, please execute the [Confidentiality Agreement](#).

Sincerely,
Newmark Phoenix Realty Group

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