



19 Broad Street, Charleston, 29401, SC

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Price - \$4,450,000

Bedrooms	SqFt	Lot Size	Year Built	DOM
5	5700	0.0600	1794	153 Days

Features

Cooling

- Central Air
- Window Unit(s)

Heating

- Electric
- Heat Pump

Roof

- Architectural

Community Features

- Elevators
- Storage

Interior Features

- Ceiling Fan(s)

Utilities

- Charleston Water Service

- Dominion Energy

Description

The Jacobson Building, c. 1794, at 19 Broad Street is one of the most recognizable facades in historic downtown Charleston. It's Greek Revival granite portico on the first floor currently houses Jake's Market, while the later stucco-over-brick second and third floors house rental apartments and the owner's suite. The entire building, with storefront, storage room, rear courtyard, 4 apartments, and a rooftop deck - along with restaurant equipment and most furnishings in the rentals - are included in the sale. This presents an excellent opportunity to reside atop one of the most famous addresses in Charleston, while maintaining a lucrative short- or long-term rental business, plus operate an eatery or other commercial or professional endeavor out of the storefront. The first 2 levels of the structure retain exposed brick, heart pine floors, soaring 16' ceilings with massive 14' windows overlooking Broad Street, and historic moldings. The third floor contrasts with a luxurious modern esthetic. All spaces have spectacular views of Broad Street and the iconic People's Building directly across the street.

STOREFRONT The instantly-recognizable granite façade coupled with the bustling foot traffic along Broad Street make this an ideal business space. In addition to an eatery, it would also make an excellent office, art gallery, or shop. The restaurant fixtures convey if the new owner wishes to continue this line of business. It includes a half bath. To the back of the building is a large electrified storeroom which also has a half bath, that could be remodeled into an office space. To the left of the storefront, next to Oak Steakhouse, is an alleyway that leads behind the building to a courtyard and the storage space as well as rental unit D. Next to it is a staircase that leads to the second floor vestibule and units B and C, and then to the third floor owner's suite. There is also a private elevator that rises from the alleyway to the rooftop deck.

UNIT D 1st Floor Studio | 1 Bed & 1 Full Bath | 700 sqft Stroll down the alleyway into a landscaped courtyard to access this loft-style apartment. The 12' high open space is dominated by a fireplace with stucco hearth topped with historic molding. Discover remnants of the building's architectural history in the exposed brick walls. Aged heart pine floors delineate the sleeping area. Enjoy meals and entertaining in the full kitchen with gas stove and large eat-in island. The full bath includes a stacked laundry closet.

UNIT B 2nd Floor Apartment | 2 Beds & 2 Full Baths | 2000 sqft With show-stopping 16' ceilings and central fireplace with original brick hearth, the great room of this apartment is sure to impress. As will the full kitchen and 2 full baths, plus combo washer/dryer. Both bedrooms have their own sitting areas. The enormous primary bedroom is lined with 2 walls of 14' windows. It includes an en suite bath. Be sure to note some of the building's original architecture in the recessed area above the bath. The spacious second bedroom also sports a fireplace.

UNIT C 2nd Floor Efficiency | 1 Bed & 1 Full Bath | 500 sqft 14' ceilings make the square footage of this efficiency apartment feel more expansive. Five 12' windows envelop the space. In addition to the bed, there's a sitting area and kitchenette with microwave, mini fridge, and bar sink. Enjoy meals from the dining table perched atop the pediment of the main door overlooking bustling Broad Street below. The full bath in this unit includes a separate tub and shower. This space can easily be opened to unit B through the vestibule to create a 3 bed/3 bath residence.

UNIT A 3rd Floor Owner's Suite | 1 Bed & 1.5 Baths The third floor interior has been completely modernized by Buz Morris in 2012. With its dramatic curving lines and partial walls that keep the space open, it exemplifies his philosophy of being "faithful to the building or place's origins while seamlessly integrating modern conveniences." It includes a full kitchen with gas stove and marble countertops. Wood floors and stucco fireplaces in both the dining and living areas define the interior architecture. The bedroom has a built-in bed and cabinetry. Its en suite bath has dual sinks, a soaking tub, and a serene glass tile shower. Enjoy bird's eye views of downtown rooftops as well as the steeple of the Holy City's St. Phillip's Church past Broad Street. The cherry on the top: a private rooftop deck that can also be accessed from an elevator that reaches from the first floor alleyway.

LOCATION 19 Broad Street is located in the oldest part of historic downtown Charleston,

at the intersection of the South of Broad and French Quarter neighborhoods. It's one block from some of Charleston's most famous attractions, including the Battery and White Point Garden, the Market, Rainbow Row, Waterfront Park with its picturesque Pineapple Fountain, and even the oldest liquor store in America. Walk to the Four Corners of Law, St. Philip's Church, the Dock Street Theatre, the Old Exchange & Provost Dungeon, the Nathaniel Russell House, the William's (formerly Calhoun) Mansion, and more. Dine at world-class restaurants on the same block including Oak Steakhouse, The Establishment, Brasserie La Banque and its below ground cocktail bar, La Vauté, and the Prohibition-era Blind Tiger Pub. The best restaurants, shopping, history, architecture, parks, art galleries, and museums that Charleston has to offer are all just footsteps away from the Jacobson Building.

19 BROAD STREET HISTORY The original structure at 19 Broad Street was built in 1794 by local merchant Andrew Kerr. Then in 1817 it was rebuilt to house a bank. It was remodeled with a new façade (the first floor of which remains) in 1840. It continued to serve as various banks until 1861 at the outbreak of the Civil War. In 1873, it became the headquarters of The News and Courier, a predecessor to today's Post and Courier. It served in this capacity until 1902. The earthquake of 1886 caused significant damage, but it was repaired, as evinced by its earthquake bolts. Afterwards, the top 2 stories became simple stucco over brick. The Jacobson Building (as well as Jake's Market) earned its current moniker from lawyer I.H. "Jake" Jacobson, who bought the building to start his law firm in 1953. For 20 years, he practiced law here until his death in 1973. At this point it was passed to his grandson, the current owner. He converted to the current inn/condo concept in 2002, while retaining the ground-level storefront. Now you have the opportunity to put your mark on this extraordinary building with 18th century roots.

SEE THIS PROPERTY



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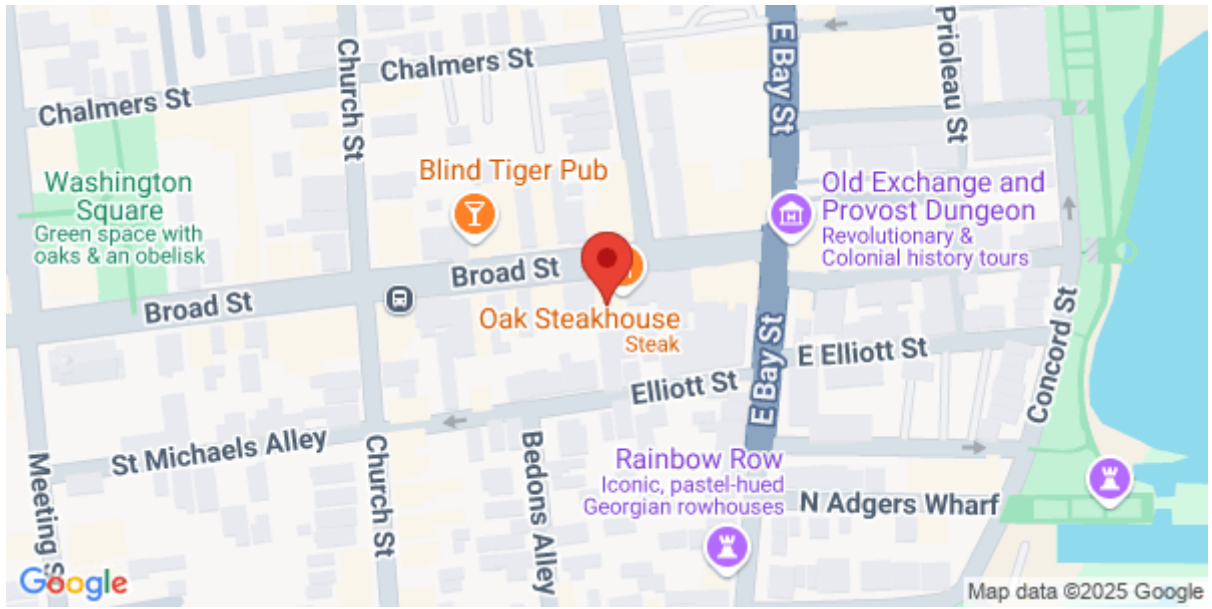
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