



Sale Price:
\$1,050,000

CONTACT

Andy Hayes 864-706-0189
ahayes@spencerhines.com



Glenn Batson 864-630-4311
gbatson@spencerhines.com



WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC - 864.583.1001

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- 9,000+/- sq. ft. full service restaurant on Powdersville Road in Easley.
- Unzoned – Pickens County
- Situated on 7.48 ± acres – room to Expand, room to develop another parcel!
- New 5 year Triple Net Lease with escalations
- Tenant in process of full renovations to include new kitchen equipment & new dining area.
- Annual Net Operating Income:
 - Year 1: \$60,000
 - Year 2: \$60,000
 - Year 3: \$66,000
 - Year 4: \$66,000
 - Year 5: \$72,000
- Tremendous growth area
- Minimum Landlord obligation. Landlord responsible for roof. Tenant responsible for taxes, insurance & maintenance



