



FOR SALE:
\$520,000

+/- 6,600 SF OFFICE BUILDING ON WADE HAMPTON BLVD. FOR SALE

- +/- 6,600 SF class B office building For Sale on busy Wade Hampton Blvd. in Greenville County across from the Wendy's and O'Reilly Auto Parts
- 2 Story Building built in the 1970s sitting in a wooded, quiet location
- 90% occupied with 6 separate office suites
- New gutters and roof replaced in the last 3 years
- +/- 0.79-acre lot with ample parking around building
- Zoned: C-2 – Greenville County
- Tax ID: P015090103100
- For Sale: REDUCED PRICE TO \$520,000



ADDITIONAL PICTURES



PROPERTY BOUNDARIES



RENT ROLL

- The building is currently 90% occupied and the owner collects \$4,800 per month from his current tenants.
- Half of the tenants have month-to-month leases, two tenants have one-year leases, and one tenant has a two-year lease.
- The tenants know their rents are lower than the current market rate and know that when the building is sold, their rents could increase.