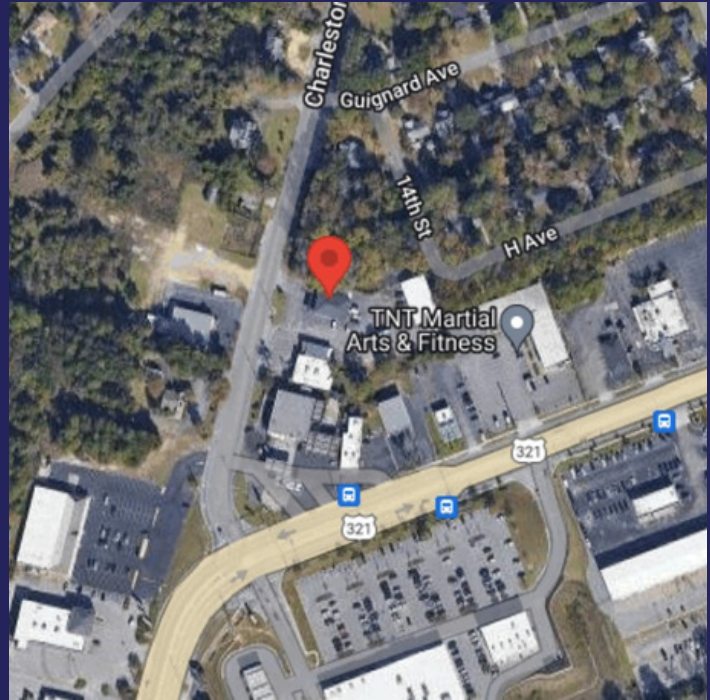


OFFICE/INDUSTRIAL INVESTMENT



1101 Charleston Highway
West Columbia, SC 29169



FOR SALE

\$800,000

PROPERTY OVERVIEW:

Multi-Building Investment for sale in West Columbia. Includes frontage on Charleston Highway. Investment opportunity that is located in a rapidly growing area, as development further moves its way through West Columbia and Cayce. ±5,200 SF commercial building with upstairs office space. This space consists of six individual offices with individual leases. First floor is currently leased and behind this building sits a +4,000 SF industrial building with 5 bays occupied by the owner

LISTING HIGHLIGHTS:

- ±0.875 Acre Lot with two buildings
- Located at the corner of Knox Abbot Dr and Charleston Hwy
- Office Building: 5,200 SF
- Industrial Building: 4,000 SF
- Property sits on ±0.875 Acres and has immediate access to Hwy- 321 & Hwy-1
- 14,000+ VPD Charleston Hwy
- Less than 5 Miles to Columbia Metropolitan Airport (CAE)
- Zoned: C2-General Commercial



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