

MIXED USE OPPORTUNITY FOR SALE

264 N Shelmore Blvd | Mt. Pleasant, SC



**COLDWELL BANKER
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Amazing one of a kind Opportunity! Located within the highly sought after community, l'On, this property is zoned Neighborhood Commercial, and currently set up with the first floor rented to a bakery, and the second floor residential. This beautiful building, with 1725sf each floor (3450sf total), with approx 1500sf of porches, is built to commercial code (entire bldg), and sits on a large lot (0.255 ac). The living space consists of 2 master suites with large bathrooms. Kitchen, living, and dining areas are all open. Owner used all reclaimed doors throughout. Grand kitchen island has custom made concrete counter top, and remaining counters are reclaimed antique pine. Wonderful pierced brick wall surrounds a large portion of the property. This is truly a one of a kind property.

OFFERING SUMMARY

Owner is a licensed SC agent.

Total Units:	1	Price:	\$1,999,999
Parcel Number:	5350600391	Acres:	0.26 AC
Number of Buildings:	1	Apx. SqFt:	3,450 SF
Number of Stories:	2	BD/BA:	2 BD \ 2.5 BA
Year Built:	2007	Parking:	Off-Street Parking



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