

SALE

THE RUTLEDGE HOUSE

175 Alabama Street Spartanburg, SC 29302



AVAILABLE
SALE PRICE

+/-3,783 SF
\$495,000

Tim Satterfield
864 342 2322



COLDWELL BANKER
COMMERCIAL
CAINE

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OFFERING SUMMARY

Sale Price:	\$495,000
Building Size:	+/-3,783 SF
Lot Size:	+/-0.382 Acres
Price / SF:	\$130.85
Year Built:	1901
Zoning:	6% COMM IMPV (6RGC)
Market:	Greenville/Spartanburg

PROPERTY OVERVIEW

Introducing a rare gem in Downtown Spartanburg! Welcome to the Rutledge House, a unique property nestled in the heart of downtown Spartanburg. Currently zoned as commercial for use as an attorney's office, this exceptional property has the potential for residential conversion. Situated directly across the street from the Twichell house, this historic abode boasts a rich legacy that adds to its allure. Immerse yourself in the echoes of the past while envisioning your future within its storied walls. Plenty of storage space and lots of built-in bookshelves throughout the building add to its charm and functionality. Additionally, the offices can be effortlessly turned into bedrooms, expanding the residential possibilities. The property also has two hidden fireplaces behind the walls that can be restored. Conveniently situated amidst the bustling downtown scene, ample parking ensures ease of access with over 14 parking spaces. Whether you aspire to craft your dream home or establish a thriving business, the Rutledge House beckons with its unparalleled character and prime location. Seize the opportunity to make this extraordinary property your own. Don't miss out on the chance to own a piece of history while embracing the vibrant lifestyle of downtown living. Schedule your viewing today and explore the potential for your next venture or sanctuary. Contact us now to discover the endless possibilities awaiting you at the Rutledge House. Spanning over 3,700 square feet, the possibilities within this space are endless.

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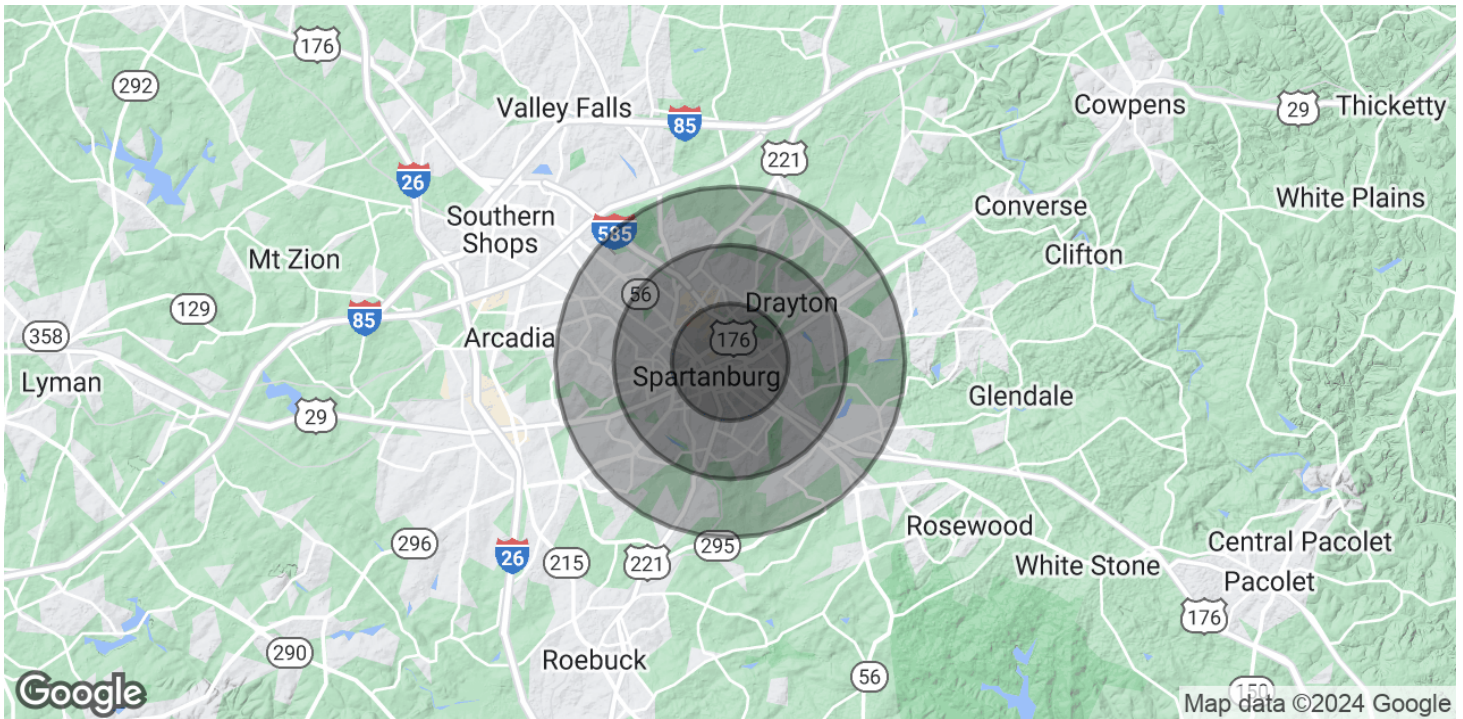


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,891	22,541	43,932
Average Age	35.3	38	37.3
Average Age (Male)	34.3	35	35.5
Average Age (Female)	36.6	40.5	39.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,544	10,793	20,467
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$53,018	\$46,370	\$48,927
Average House Value	\$130,597	\$119,102	\$124,515

* Demographic data derived from 2020 ACS - US Census

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