



49 SMITH STREET | \$4,595,000



EXECUTIVE SUMMARY



OFFERING SUMMARY

Price:	\$4,595,000
Sale Type:	Investment
No.Units:	8
Property Type:	Multifamily
Property Subtype:	Apartment
Building Size:	7,525 SF
No.Stories:	3
Year Built/Renovated:	1860/1990/2020
Acres:	0.20 Acres
Flood Zone:	AE

PROPERTY OVERVIEW

This Historic European Villa Estate Style Architectural Multi-Family compound is a landmark in the coveted downtown area of Harleston Village, Charleston SC. There are (8) eight residential units in total with two color English Flemish brick exterior, stately custom wood interiors and stairwells. Property consists of (10) Ten bedrooms (10.5) Ten and half bathrooms, 1 large community laundry room, garage and carport space, rare Roof Top deck access from large 2 story Carriage house and several Veranda patios. This stately property can be leased as units for an investor ROI or potential to add value by converting into condos and sell separately or convert front and rear buildings back to a single-family home for a buyers Private Villa Residential use. This property is half a block from the famous Wentworth Mansion and surrounded by many historically renovated Mansions within blocks of the estate. This property is walking distance to Colonial Lake, an abundance of shops, restaurants, hotels, entertainment services, and historic landmarks. The front building was built in Circa 1860 and rear Carriage house in 1881 reflecting high quality construction. The two color English Flemish brick is original with soft white mortar and the large windows are hand poured glass with abundance of natural light and views of Cypress trees. Floor plans and custom flyer are available from the listing agent. Total square footage is approx. 7525 SF. Please do not disturb the tenants. Call agent or Showing Time for all showings with 24-hour notice.



UNIT AMENITIES

- | | | |
|------------------|-----------------|----------------------------|
| Air Conditioning | Washer/Dryer | Granite Countertops |
| Balcony | Heating | Vaulted Ceiling |
| Cable Ready | Ceiling Fans | Refrigerator |
| Dishwasher | Eat-in Kitchen | Stainless Steel Appliances |
| Microwave | Kitchen | Range |
| Family Room | Patios/Verandas | Window Blinds |

SITE AMENITIES

- Courtyard
- Laundry Facilities

PROPERTY HIGHLIGHTS

- Within one mile from French Quarter and Colonial Lake and the Waterfront Battery district.
- 10 bedrooms 10 1/2 bathrooms
- 8 residential units located in two buildings
- 3 story two color English Flemish brick exterior for 7 Units and 2 story Brick Carriage house
- 1 central laundry room, 1 enclosed garage, 3 off street parking, 1 roof top deck, and 3 porches
- All units separately metered

LEGAL DESCRIPTION

Tax ID: 457-03-04-093











Harleston Village is perfect for the historian, foodie or architecture enthusiast. While the area's borders technically encase parts of the King Street Fashion District, most Charlestonians know it as a place apart from the rush of tourists and traffic. While pushing a stroller along Colonial Lake or finding a favorite indulgence after a long week, this area is perfect for those looking to cultivate their passions.

Charleston Library Society

The front steps of the Library Society, one of the oldest subscription libraries in the country, remind many of a modern Greek temple. Inside, one can find archived collections regarding important figures of the South, as well as antique books on almost any subject to peruse.

Wentworth Mansion

A night away, a place to find a great chocolate souffle, a spa day — any or all of these can be achieved at the Wentworth Mansion. The 19th-century, Second Empire-style home was built for a wealthy couple and their 13 children.

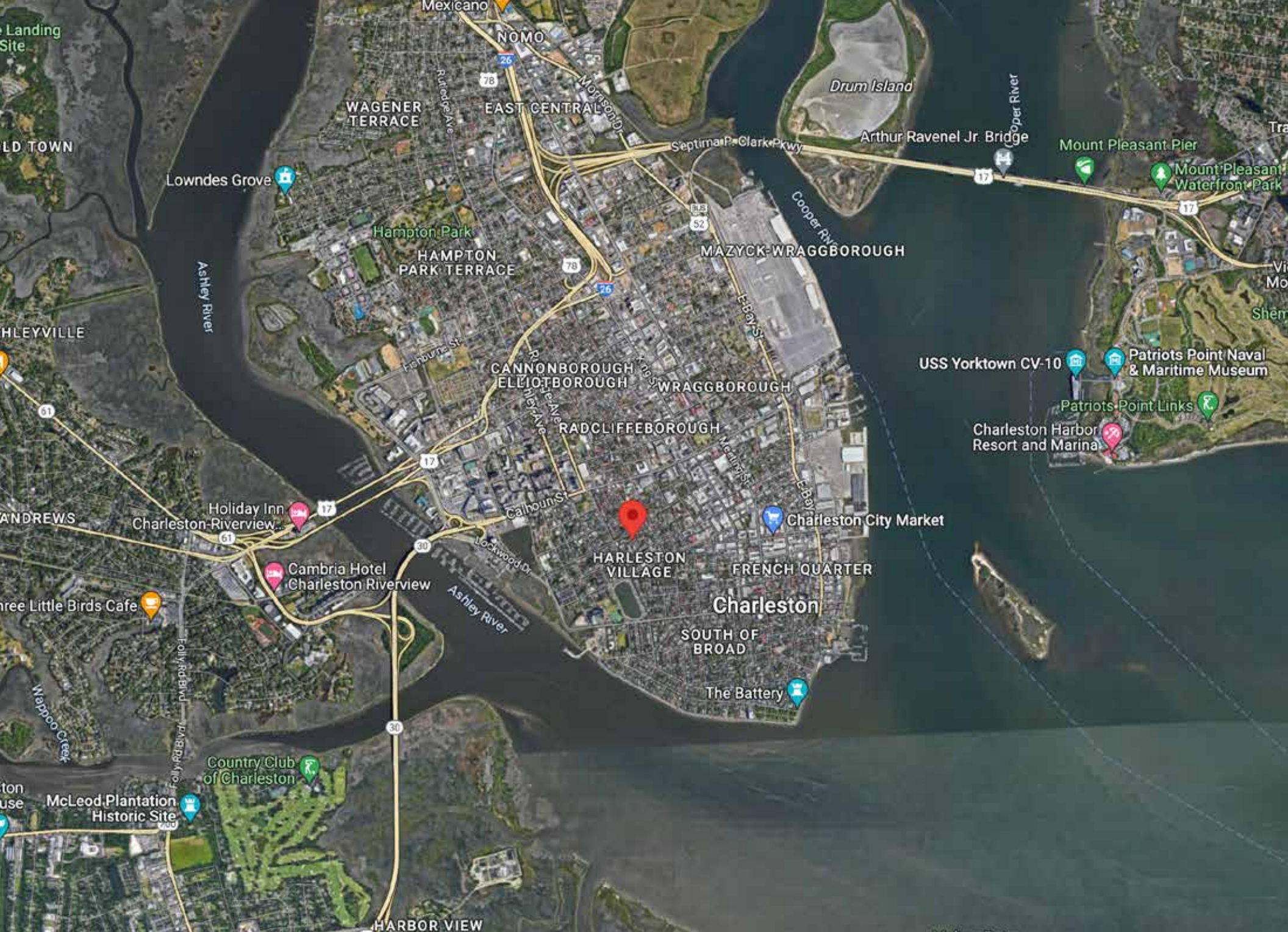


Colonial Lake Park

This 10-acre park features walking paths encircling a tidal pond known as Colonial Lake. A stroll or jog here at sunset quiets the mind and soothes a day's rough edges.

<https://www.washingtonpost.com/travel/united-states/harleston-village-neighborhood-charleston-south-carolina/>







WEST ASHLEY

- 15 Minutes to Mount Pleasant
- 7 Minutes to James Island
- 10 Minutes to West Ashley

DOWNTOWN CHARLESTON

MOUNT PLEASANT

SITE

Charleston

JAMES ISLAND

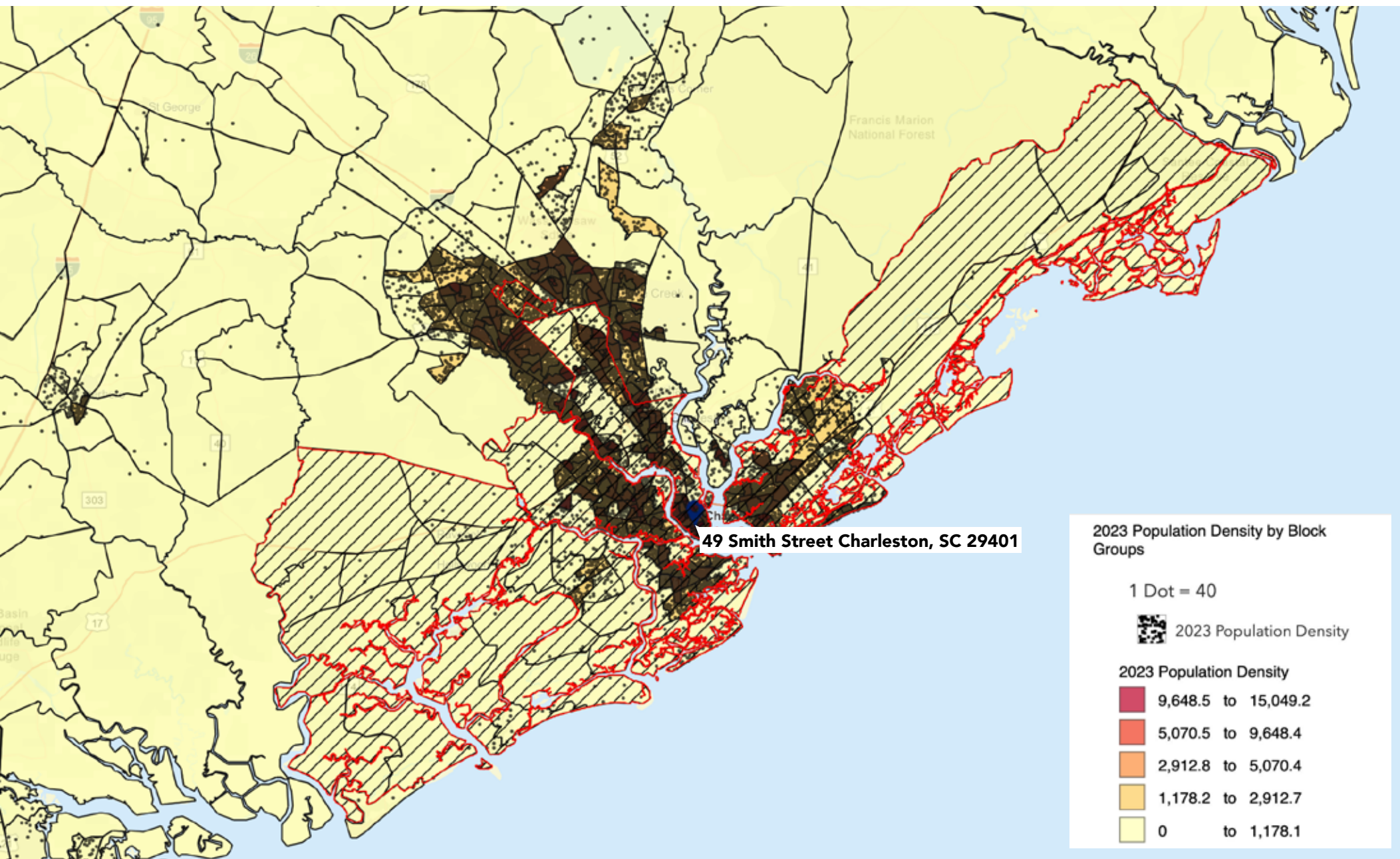


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49 Smith Street | Charleston, SC 29401

8 UNIT MULTI-FAMILY PROPERTY FOR SALE

2023 CHARLESTON COUNTY POPULATION



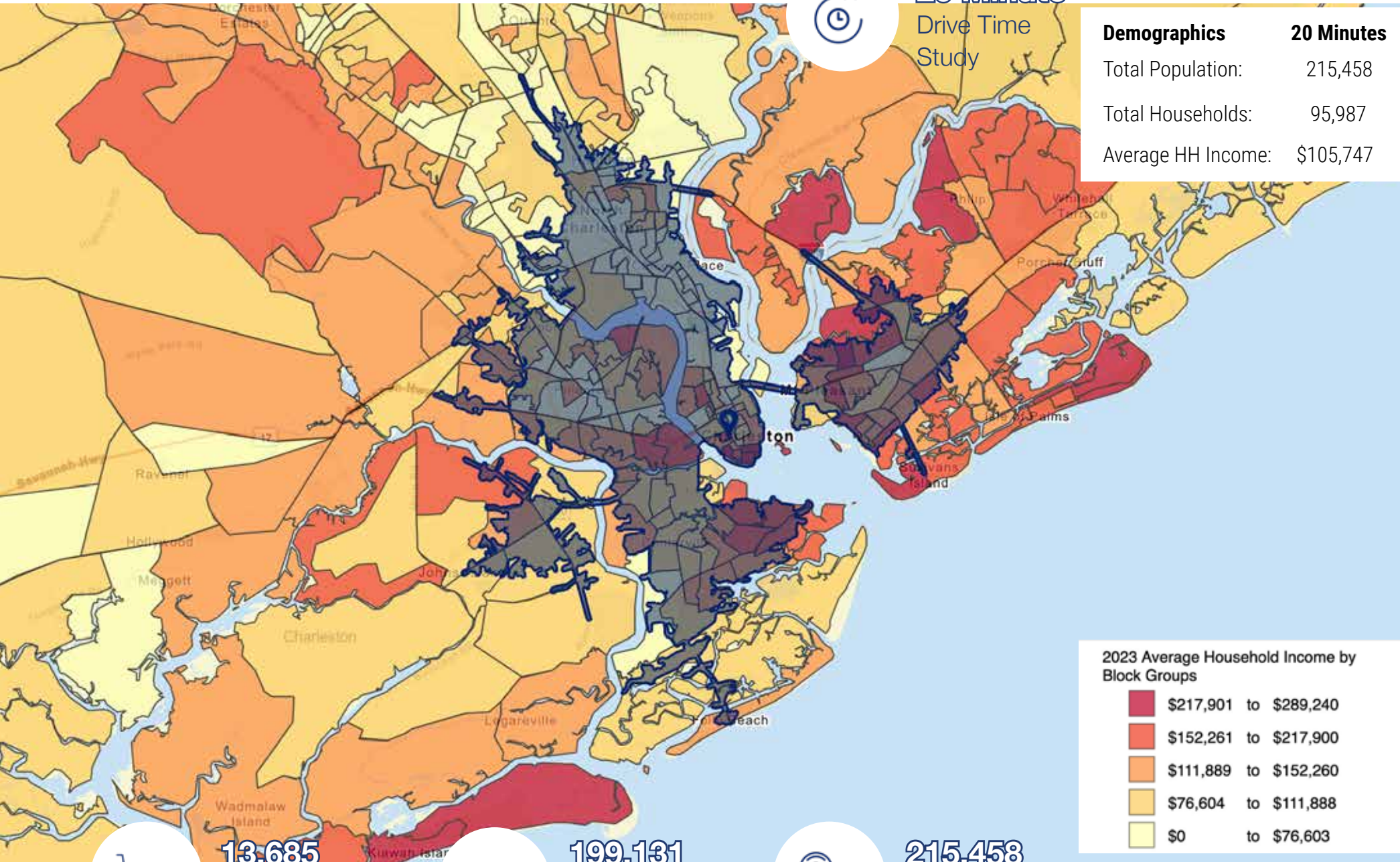
All demographics based on Esri forecasts for 2023

DEMOGRAPHICS



20 Minute
Drive Time
Study

Demographics	20 Minutes
Total Population:	215,458
Total Households:	95,987
Average HH Income:	\$105,747



13,685
Businesses
within 20 Mins



199,131
Employees
within 20 Mins



215,458
Population
within 20 Mins

All demographics based on Esri forecasts for 2023



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HISTORIC DISTRICT
REAL ESTATE



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