



**LITCHER BUILDING**  
**777 Highway 17 South**  
**Surfside Beach, SC. 29575**

Ideally located on Highway 17 South. This Property is surrounded by multi-family and single-family communities, hotels, restaurants, popular fishing pier and a beautiful pristine beach.

**GENERAL SITE INFORMATION:**

- Approximately 0.27 +/- Acres, (11,960 Square Feet)
- Approximately 422' Feet of Frontage on Myrtle Ridge Drive
- Average Daily Traffic Count-29,200(Source: SCDOT 2016)
- Identified as: TMS #195-03-64-013, PIN #46108010002 County of Horry, SC.
- Annual Real Estate Taxes 2016: \$846.72, City of Surfside Beach, SC

**IMPROVEMENTS:**

- Approximately +/- 2,500 SF Block Building
- Former Auto Parts Store with Counter, Bathroom, and Warehouse Area
- Exposed Brick Walls and Ceilings on Interior
- Large Pylon Sign on Highway 17 Business

**ZONING:**

- Highway Commercial,(C1) Town of Surfside Beach, SC.

**OFFERING:**

- Offered for sale at One Hundred Ninety Nine Thousand Dollars (\$199,000)

**CONTACT:**

**Ryan M. Earnest**  
**Listing Agent**

Keystone Commercial Realty, LLC, has prepared this document in order to market the sale/lease of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/her own investigation of the information contained herein.

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Ocean Lakes Campground



Surfside Pier



SUBJECT



Golf

Golf

Golf













