



**CLARKSON LOT  
8<sup>TH</sup> Avenue North  
Myrtle Beach, SC, 29577**

The subject property is located at the corner of 8<sup>th</sup> Avenue North and Chester Street it is directly across the street from the former Pavilion Amusement Park, which is owned by the Burroughs & Chapin Company.

**GENERAL SITE INFORMATION:**

- Approximately .24+/- Acres, (10,454 Square Feet)
- Approximately 70' Feet of Frontage on 8<sup>th</sup> Avenue North
- Approximately 150' Feet of Frontage on Chester Avenue
- Identified as TMS #181-07-02-006/ PIN #4440104003, City of Myrtle Beach.
- Annual Real Estate Taxes 2017- \$3,313.80

**ZONING:**

This Tract lies within the area under the authority of the Downtown Redevelopment Corporation (DRC). "A" (Amusement District) zoning is in place. In order to facilitate and encourage redevelopment, incentives may be available with the goal being to create an area where people can live, work, visit and play.

**DOWNTOWN REDEVELOPMENT COMMISSION:**

The DRC's objective is to initiate and facilitate this Vision by redeveloping downtown Myrtle Beach. The Pavilion Area Master Plan (P.A.M.P.), as the project is also known, outlines a strategy to redevelop the core area of Myrtle Beach. The core area encompasses 300 acres of land and one and a half miles of oceanfront. The core has been defined as the area from 6th Avenue South to 16th Avenue North, and from the Atlantic Ocean to Oak Street and Broadway. To encourage and promote new development, the DRC has recently adopted zoning "A" District which is the most versatile and conducive zoning for high density development.

**OFFERING:**

Fee Simple Sale at Three Hundred Forty Nine Thousand Dollars (\$349,000)

**CONTACT:**

**B.W. "Rusty" Helm  
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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**Subject**

**Myrtle Beach Boardwalk and Promenade**

**MYRTLE BEACH PAVILION**

**14 AVENUE PIER**

**2ND AVENUE PIER**



Pier 14

Skywheel

Myrtle Beach Boardwalk

Ocean Boulevard



Subject

8th Avenue North

N Kings Hwy

501

N Kings Hwy

Main St

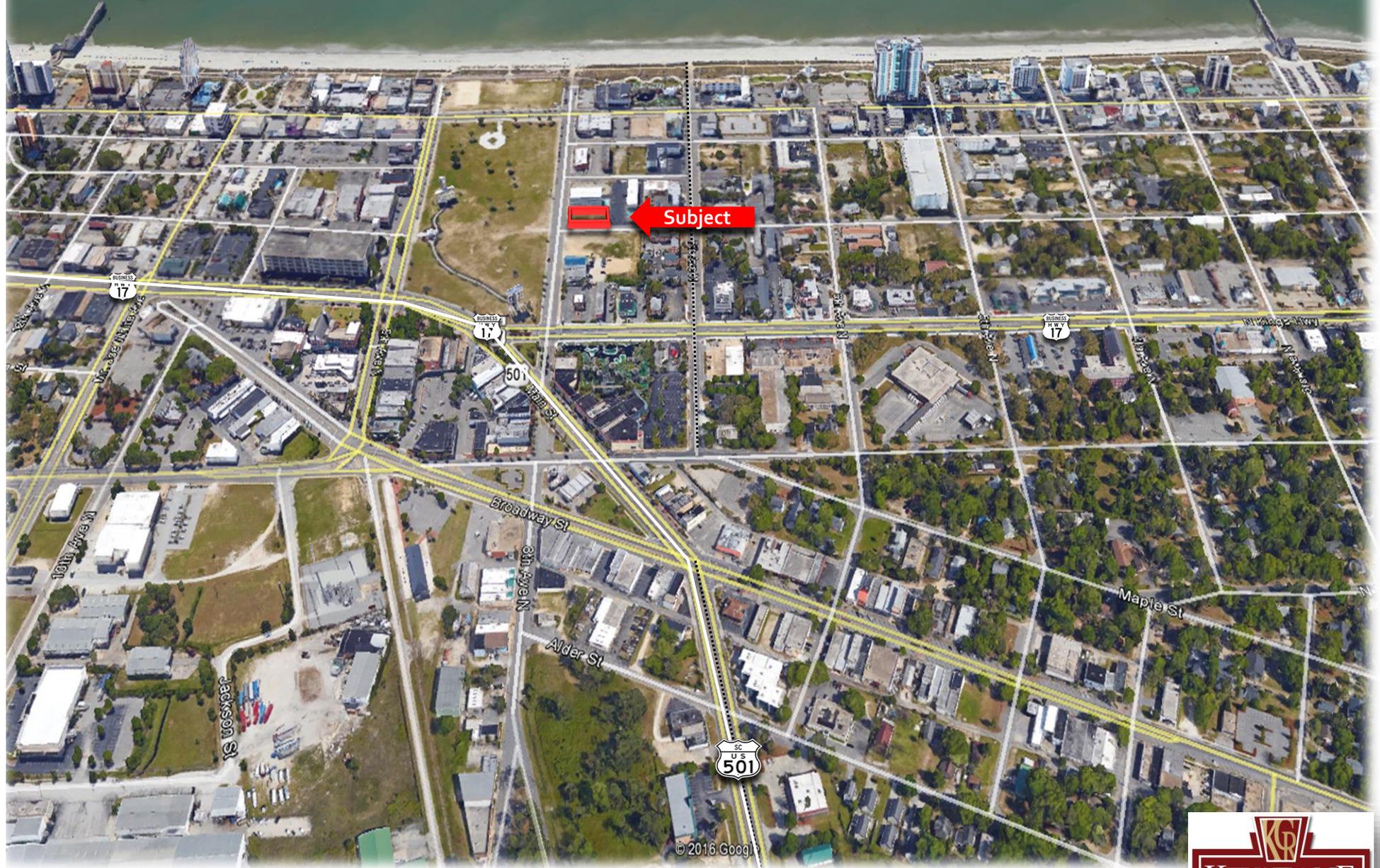
N Oak St

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2<sup>nd</sup> Avenue Pier

Pier 14



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