23rd AVENUE SOUTH DEVELOPMENT TRACT
2308 & 2310 South Ocean Boulevard
Myrtle Beach, SC. 29577

Offered FOR SALE: +/- 1.87 Acres with 210 feet frontage on South Ocean Boulevard, Myrtle Beach, South Carolina. The Property consists of two parcels situated between Ocean Boulevard and Yaupon Drive parallel to 24th Avenue South.

GENERAL DESCRIPTION:

- Consists of Approximately 1.87 Acres Combined
- Identified as TMS # 187-01-01-009/ PIN #44502010655 & 187-01-01-010/44502010659 County of Horry, SC.
- Approximately 210 Feet of Frontage on Ocean Boulevard
- Located between 23rd Avenue South & 24th Avenue South
- One (1) Curb Cut and Accessibility to all Parcels via 24th Avenue South
- Alley between Tracts A & B
- Utilities Available at Site: Electricity, Water, Sewer, Cable

Tract A

- Identified as TMS #187-01-01-009/44502010655, County of Horry, SC.
- Approximately 150' x 210' - .72 acres (31,500 SF)
- Zoning MU-H (Mixed-Use High Density) City of Myrtle Beach, SC.
- Operating Children's Wade Pool Amenity Conveys "As Is"
- Three Small cottages, Mature Landscape Yard, Conveys "As Is"
- Picnic Area with Grills

Tract B

- Identified as TMS #187-01-010/ 44502010659, County of Horry, SC.
- Approximately 200' x 250' – 1.15 Acres, (55,000 SF)
- Zoning RMH (Multi-Family Residential High Density) City of Myrtle Beach, SC.
- Mature Landscaping Natural Area

OFFERING:

Fee Simple Sale of Tracts A & B, Two Million Two Hundred Thousand Dollars ($2,200,000.)

CONTACT:

Val M. Trask
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.

608 16th Avenue North, Suite G * Myrtle Beach, SC 29577
Tel: (843)626-3400 * Fax: (843)626-9494
www.KeystoneCommercial.com

Subject B
Alley
24th Avenue South
3 Cottages
SUBJECT A
Wade Pool
South Ocean Boulevard
23rd Ave S
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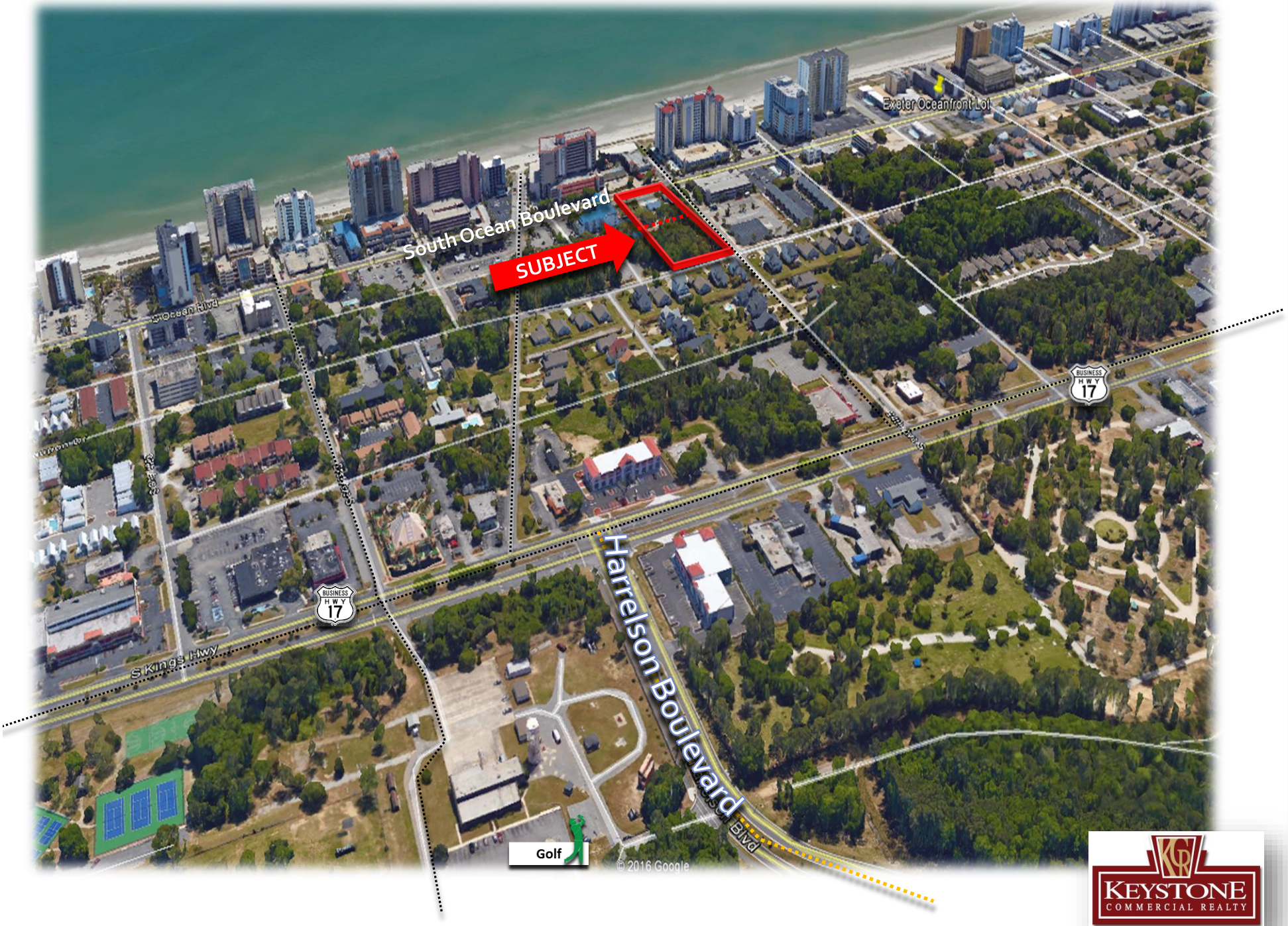
South Ocean Boulevard
SUBJECT
Exeter Oceanfront Lot
S Ocean Blvd
BUSINESS HWY 17
S Kings Hwy
Harrelson Boulevard
Golf
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Subjects
Harrelson Boulevard
Ocean Boulevard
Myrtle Beach
State Park
Spring Maid Pier
Grand Atlantic Ocean
The Reef Resort
Mystic Sea Motel
Paradise Resort
Sand Castle
Indigo Inn
Compass Cove Resort
Holiday Sands
Regency Towers
Vancouver Motel
Compass Covet
Holiday Sands
Mystic Shore
Johnathan Harbor
Sun & Sand
Super 8 Motel
Sea Hawk Motel
Sea Horn Motel
Tropical Seas
Crown Reef Resort
Damon's Restaurant
Pridgen Rd
17th Ave S
9th Ave S
5th Ave
Cassandra Ln
Yaupon Dr
29th Ave S
27th Avenue South
Victory Ln
Emens St
Johnson Ave
Shine Ave
Pampas Dr
Howard Pkwy
Sweetgum St
Cactus St
Ash St
Vine St
Otter St
Spruce Dr
Pelican Ave
Hemlock Ave
Hibiscus Ave
Mallard Lake Dr
Perry Ct
Pecan St
Juniper Dr
1342
BUSINESS HWY 17
THE MARKET COMMON myrtle beach
WHISPERING Pines GOLF COURSE
MIDWAY PAR 3
KEYSTONE COMMERCIAL REALTY