



**COLDWELL
BANKER
COMMERCIAL**
CORNERSTONE

204 BROAD STREET

Sumter, SC 29150

AVAILABLE SPACE

2,955 SF

ASKING PRICE

\$145,000

OVERVIEW

Located on Broad Street in Sumter, SC. Broad Street boasts Sumter's highest traffic counts, and holds the majority of Sumter's retail development. Also located in close proximity to Downtown Sumter and Prisma Health Tuomey Hospital. Property includes 2955 SF two-story historic Sears Honor Built House. With construction originally beginning in 1909, this is a true piece of Sumter history.



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FOR SALE

CBCWORLDWIDE.COM

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**COLDWELL BANKER COMMERCIAL
CORNERSTONE**
2 N. Main Street, Sumter, SC 29150
555.555.5555



204 BROAD STREET

Sumter, SC 29150

SALE



SALE PRICE **\$145,000**

OFFERING SUMMARY

Lot Size: 0.38 Acres

Building Size: 2,955 SF

Zoning: General Commercial

PROPERTY OVERVIEW

2955 SF historic Sears Honor Built House, which has been operating as a privately owned antique retail shop for 40 years. This space would be perfect for another similar retail space, or professional office space. Owner currently has space staged as an office and the option to sell the building furnished is available for negotiation.

PROPERTY HIGHLIGHTS

- +/- 2955 SF two-story building.
- Optimal location close to Downtown Sumter and many professional office and retail spaces.
- Includes two full porches, one enclosed.
- Layout can accommodate a reception area, waiting room, work room, private offices, and conference room.
- Second floor can accommodate offices and work space.
- Parking available in front and rear.

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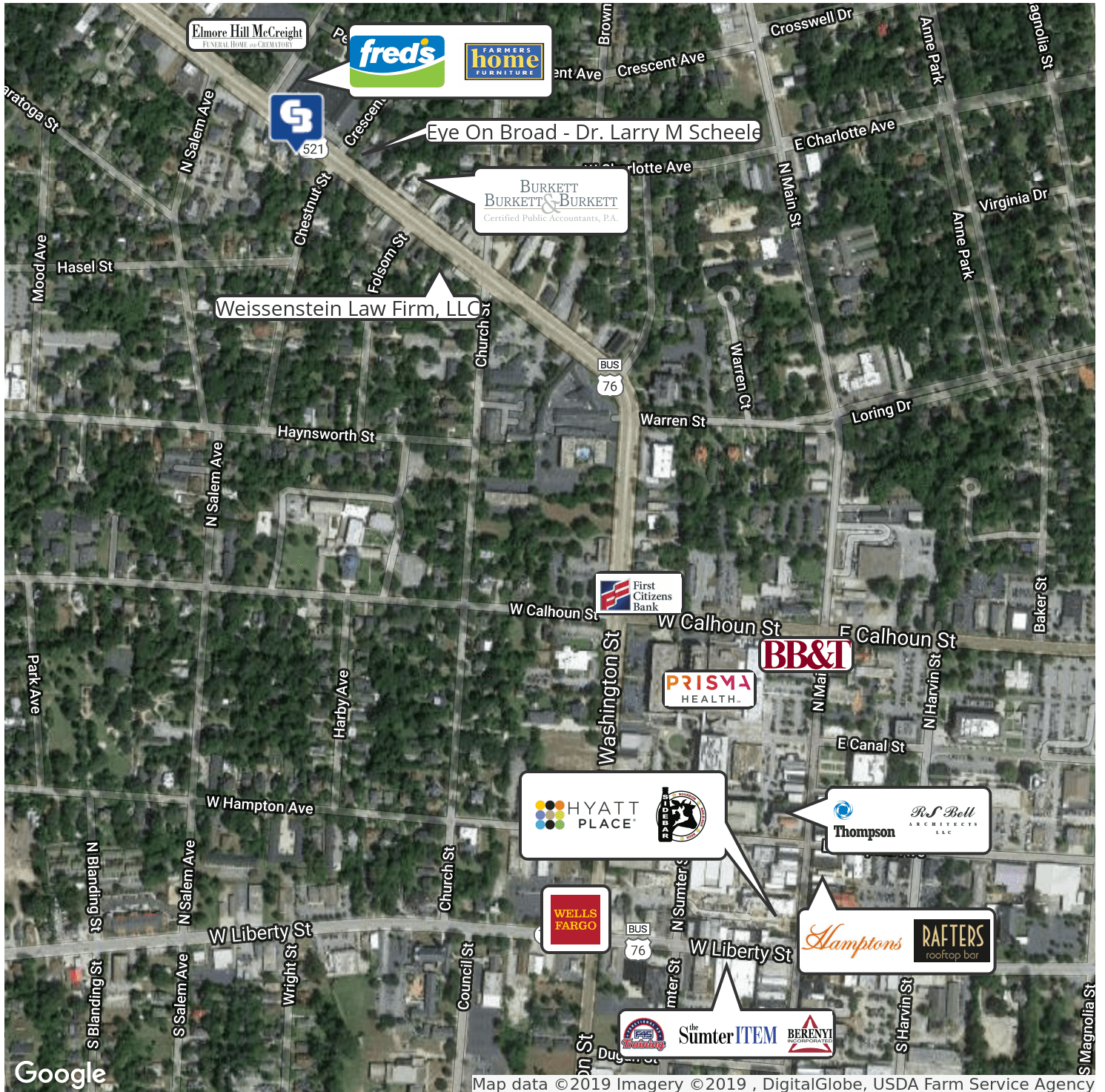
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