

# FOR SALE

117 & 119 Broadbent Way Anderson, SC 29621

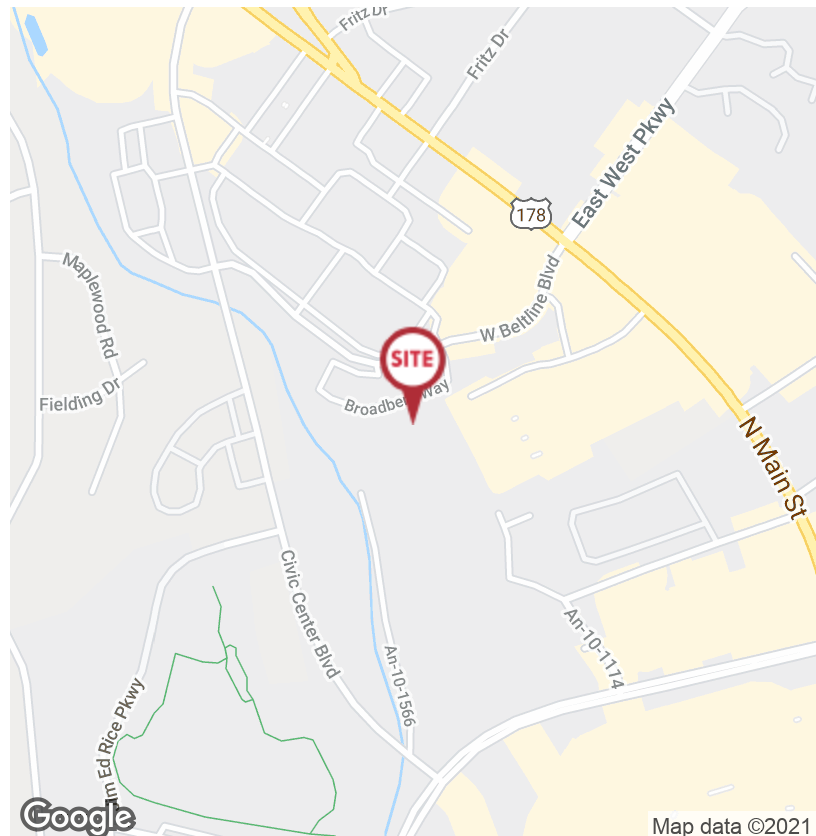
**NAI** Earle Furman



## Income Producing Professional Office

### 3,950 SF Office

- Two separate tax parcels
- Quality interior finishes
- Multiple private offices
- Large conference rooms
- Kitchenettes in each unit
- Handicap Restrooms (2 per unit)
- Ample parking
- \$200 per month (per unit) regime fee covers: Insurance, Roof, Landscaping, Parking Lot, Pest control, Outdoor Lighting
- Ideal for Attorney, Doctor, Dentist, Salon, Insurance, Banking or Finance companies, etc.
- Asking price: \$175,000 per unit (\$350,000 for entire building)



**John Powell, CCIM**

O: +1 864 678 5950

C: +1 864 933 5773

jpowell@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



**130 E Earle Street**  
Anderson, SC 29621  
naiearlefurman.com

Map data ©2021



# FOR SALE - 1 Unit or Both

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**\$175,000 PER UNIT**



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## BELTLINE PROFESSIONAL PARK



Ideal Professional Office Space



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