

# Income Producing Office Building

880 S Pleasantburg Drive, Greenville SC 29607

**Price Reduced!**  
**\$375,900**



Great location near, I-85, Greenville Technical College, and the Parkins Mill Road neighborhood. Ideal for CPAs, attorneys, financial services, etc. Ample Parking.



- 4,000± s/f office
- \$4,400 Gross Monthly income
- Tenant: National credit Hospice Care
  - Occupied the space since 2008
  - Lease extension 3 years with 2 year option
    - Commencing in 2018
- New exterior deck: 2016
- New AC: 2016
- POA in place to manage exterior to include roof
- Less than 2 miles from GHS and Downtown
- Tax Map # 0270020100100 & O-D Zoning
- [South Pleasantburg Dr Corridor Master Plan Link](#)



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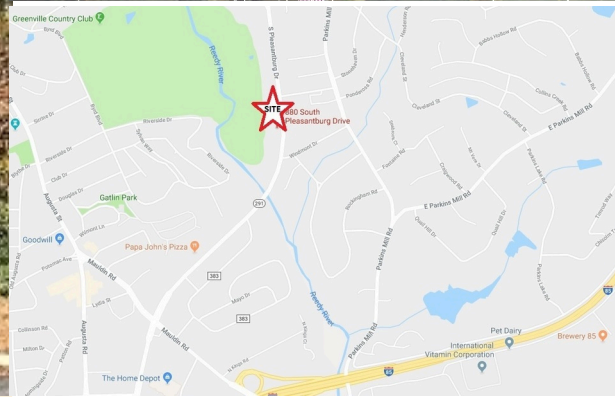
COMMERCIAL DIVISION



# Income Producing Office Building

880 S Pleasantburg Drive, Greenville SC 29607

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**Income producing property in the O-D area on S. Pleasantburg Dr. National credit Hospice Care tenant has occupied the space since 2008.**

- 4,000± s/f office
- \$4,400 Gross Monthly income
- Lease Extension for 3 years
  - New upgrades to the space including AC units, back deck and fresh paint.
- National Hospice credit tenant.
- Current Tenant has occupied space since 2008
- [Cap Rate Link](#)



**Steve Greer**

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Station Street	Station #	Traffic Count	Year	Distance
S. Pleasantburg Dr.	261	23,400±	2015	0.19 mi
Augusta St	429	15,100±	2015	1 mi
Mauldin Rd	357	27,600±	2015	1.4 mi



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