

# WatersEdge - End Unit, High End Finishes - For Sale

19 Shelter Cove Lane, Suite 207, Hilton Head Island, SC 29928

## Executive Summary



### PROPERTY SUMMARY

<b>Sale Price:</b>	\$205,000
<b>Building Size:</b>	1,229 SF
<b>Zoning:</b>	PUD
<b>Market:</b>	Hilton Head Island
<b>Sub Market:</b>	Shelter Cove
<b>Regime:</b>	\$6,600 / Year
<b>2018 Property Taxes:</b>	\$2,670

### PROPERTY OVERVIEW

Move in ready, second floor end unit with high end finishes for sale. A must see if you are looking to own your office space on Hilton Head Island. Professional office setting with water views in Shelter Cove on Hilton Head Island. This is one of the nicest office spaces on Hilton Head Island.

WatersEdge consists of two - three story buildings with twelve units per building and is located just off of the lighted intersection entrance to Shelter Cove / Palmetto Dunes. WatersEdge has a great mix of professional office users including physicians, attorneys, accountants, dentists, and others. There is abundant parking and close to all of the shopping, dining, and amenities of Shelter Cove.

### PROPERTY HIGHLIGHTS

- End Unit
- Updated with High End Finishes
- Water Views
- Move In Ready

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## Additional Photos



1227 May River Road, Suite 100 | Bluffton, SC 29910 | 843.837.4460 | [naicarinacharter.com](http://naicarinacharter.com)

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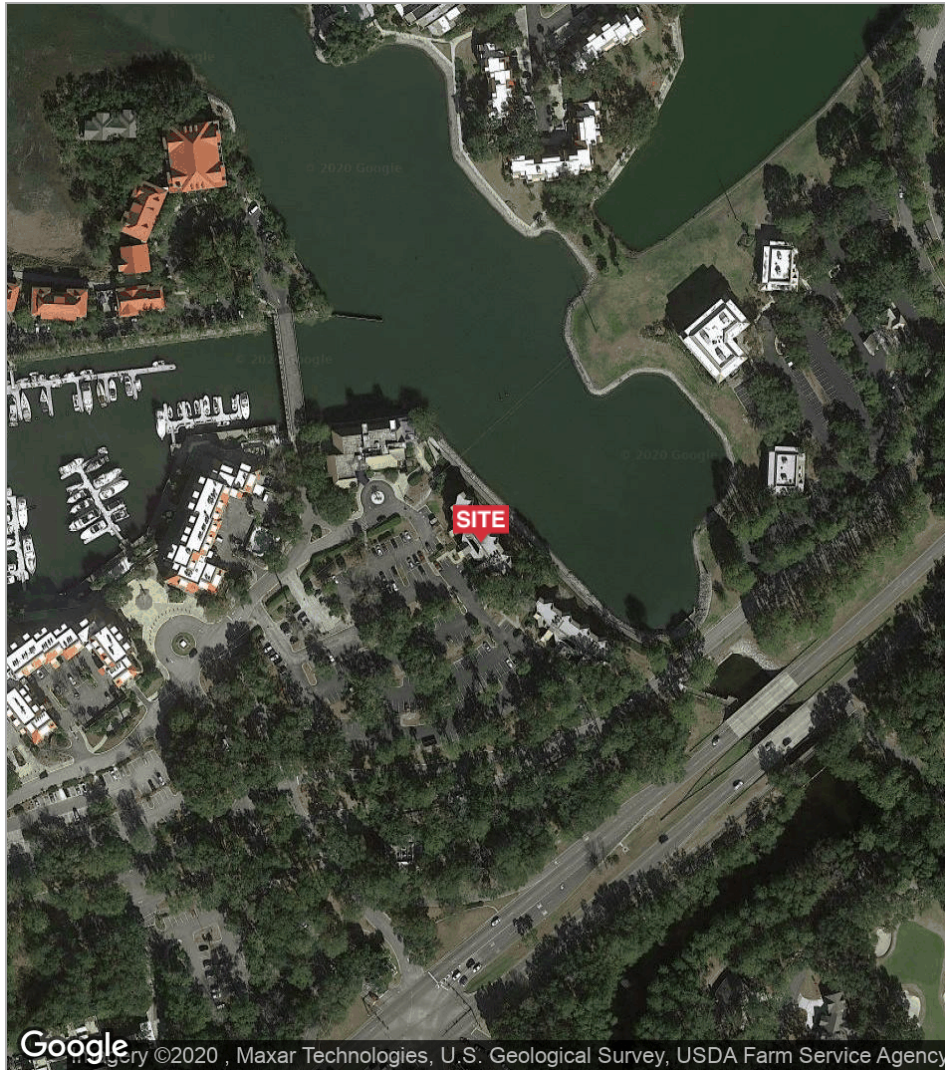
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## Location Maps



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## Watersedge Retailer Map



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## Demographics Map



	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	1,795	31,847	50,722
Population Density	571	405	161
Median Age	53.4	49.1	49.0
Median Age (Male)	53.0	48.2	48.2
Median Age (Female)	53.7	49.7	49.4
Total Households	812	14,498	22,409
# of Persons Per HH	2.2	2.2	2.3
Average HH Income	\$90,857	\$98,123	\$99,999
Average House Value	\$542,936	\$556,143	\$560,436

\* Demographic data derived from 2010 US Census

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