



OFFICE BUILDING FOR SALE

Whaley Office Building

479 HIGHWAY 9 EAST LONGS, SC 29568



B.W. "RUSTY" HELM

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479 Highway 9 East

LONGS, SC 29568



OFFERING SUMMARY

| | |
|----------------|--|
| Sale Price: | \$285,000 |
| Building Size: | Approximately 2,616 SF |
| Lot Size: | Approximately 0.85 Acres |
| Zoning: | Neighborhood Commercial (NC), County of Horry, SC. |

[Zoning Map](#)

[Zoning Code](#)

PROPERTY OVERVIEW

Neighborhood Commercial (NC), County of Horry, SC.

PROPERTY HIGHLIGHTS

- Approximately .85+/- Acres, (37,026 Square Feet).
- Approximately 210' of Frontage on Highway 9 East.
- Average Daily Traffic Count-26,300 (Source: SCDOT 2018).
- Identified as: PIN #26611020009, County of Horry, SC.
- Annual Real Estate Taxes 2018: \$2,192
- Median Break allowing access from both directions on Highway #9.
- **IMPROVEMENTS:**
 - Approximately 2,616 SF Office Building, Brick with Cedar Shake on Crawl Space.
 - Large Concrete Parking Field.
 - Entry Lobby Area, with Large Reception Office, 2.5 Bathrooms.
 - Full Kitchen, Large Resource Room.
 - 2 Executive Offices, Conference Room, 4 Offices, Storage Areas.
 - Front Porch, and Rear Deck overlooking a Small Lake.

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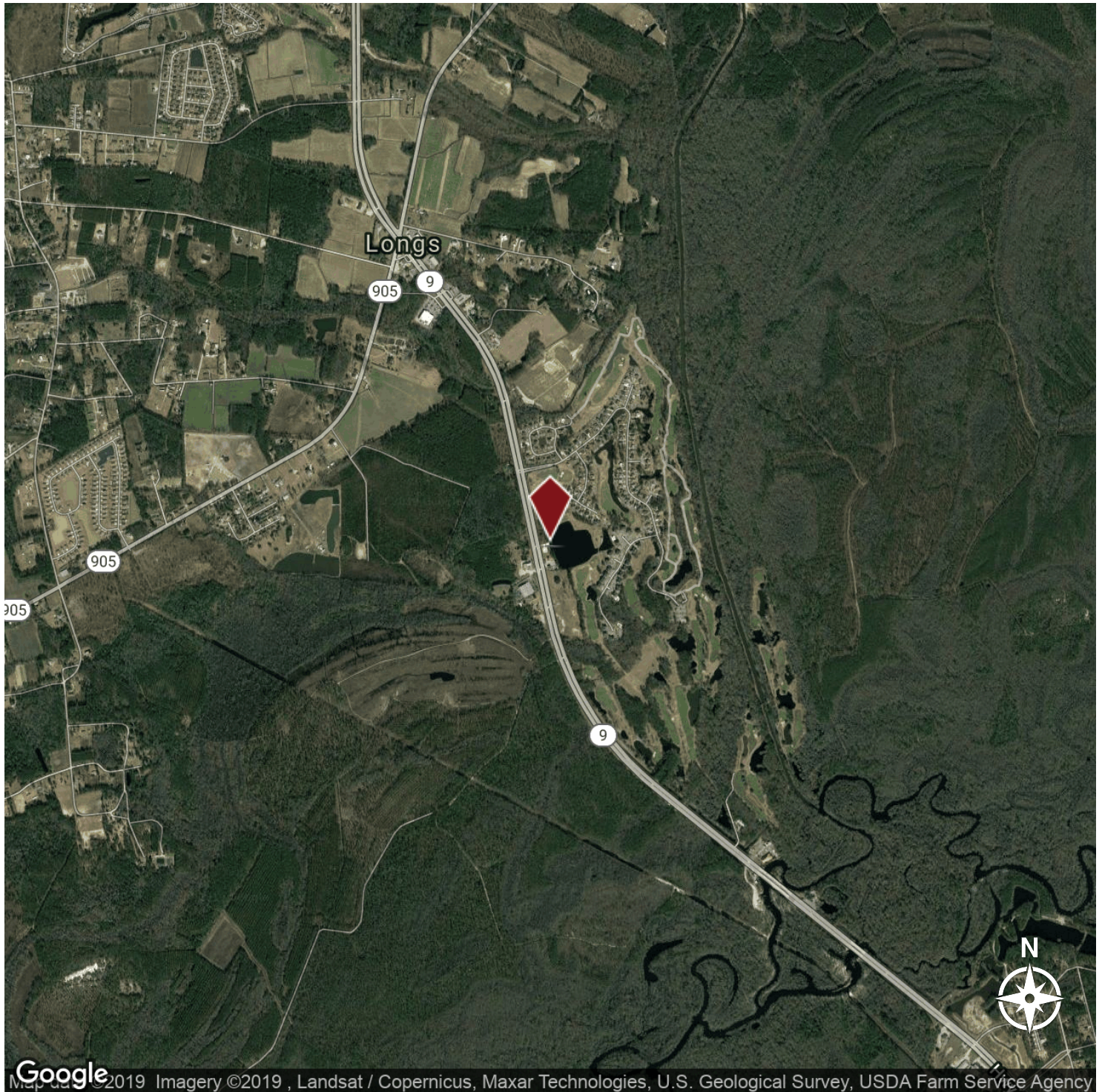


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Google

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