



OFFICE BUILDING FOR SALE



# Atlantic One Office Building For Sale

1300 INDIAN WELLS COURT MURRELLS INLET, SC 29576



B.W. "RUSTY" HELM

843.626.3400

[rusty@keystonecommercial.com](mailto:rusty@keystonecommercial.com)

4706 Oleander Drive, Myrtle Beach, SC 29577-3537 | [www.keystonecommercial.com](http://www.keystonecommercial.com)



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## OFFERING SUMMARY

Sale Price:	\$1,595,000
Building Size:	12,800 SF
Lot Size:	1.75 Acres
Price / SF:	\$124.61
Zoning:	Neighborhood Commercial District
Market:	Murrells Inlet

[Zoning Map](#)

[Zoning Code](#)

## PROPERTY OVERVIEW

**OFFERED FOR SALE:** Located on the Southern end of the Grand Strand Market, this professional office space is conveniently located to Murrells Inlet, Garden City, Surfside Beach, and Myrtle Beach. This is a perfect office building for a growing Insurance, Attorney, Physician, Call Center, or any other professional office.

### PROPERTY HIGHLIGHTS

- TMS # 194-00-04-077, PIN #46209040086 County of Horry, SC.
- Site Consist of Approximately 1.75 Acres with Frontage on Indian Wells Court
- Site Accessed by One Curb Cut onto Indian Wells Court off Garden City Connector
- 2018 Annual Real Estate Taxes \$12,313.18
- 10 Private Offices, 2 Executive Offices, Conference Room, 2 Large Cubicle Areas, Large Breakroom, Reception Area, Filing/Copy Room
- 4 Restrooms and 2 Executive Private Restrooms
- Framed Wood and Brick Construction on Concrete Slab Foundation
- 12,800 SF Office Building and 1,345 SF Garage Storage Building
- Paved Parking Surface with 45 Spaces, with 2 Handicapped Spaces
- Extensive and Mature Landscaping

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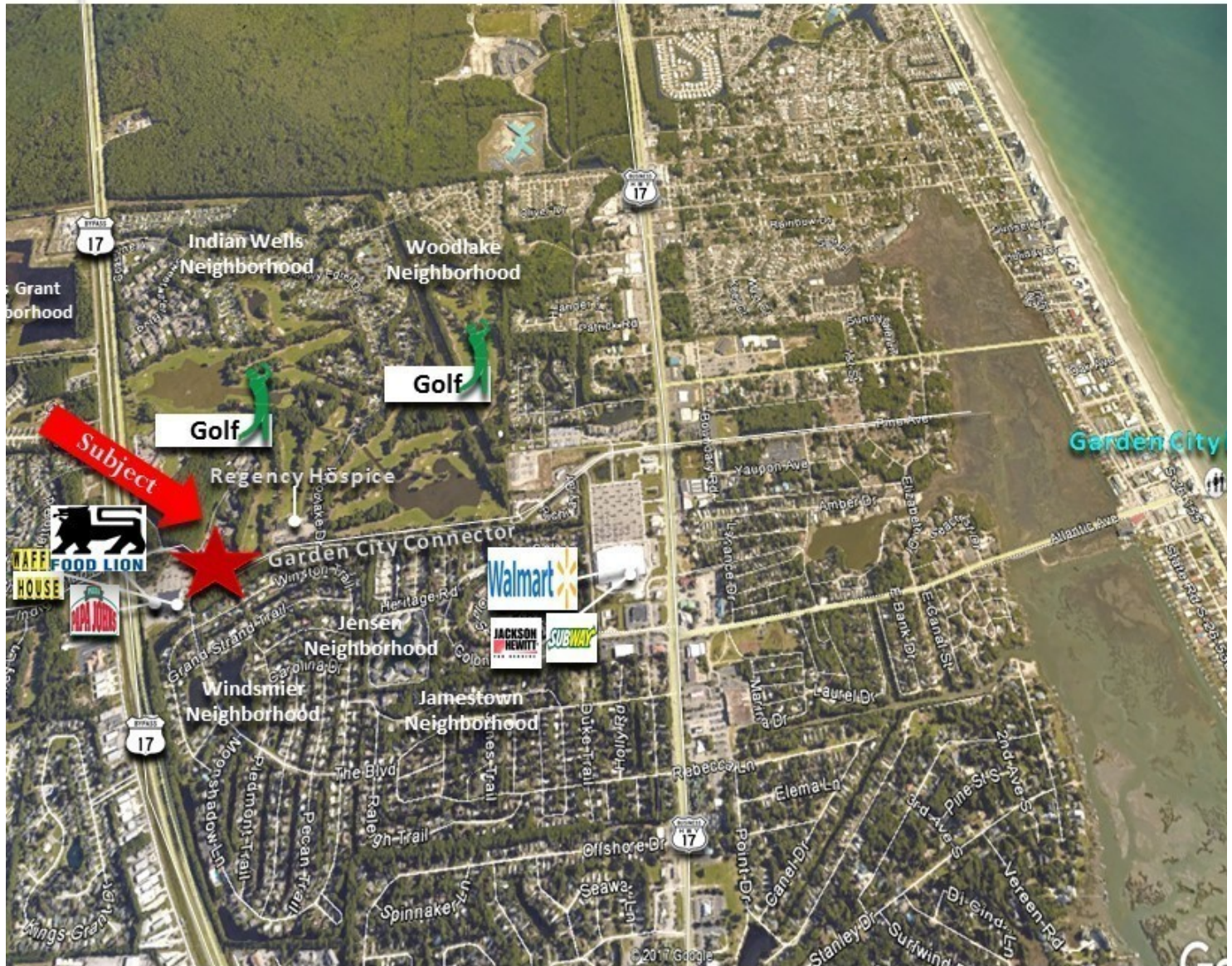
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## THE REGION

**#1** BEST PLACES  
PEOPLE ARE  
MOVING TO

US News & World Report, 2018

**Ranked # 4**

BEST AFFORDABLE  
Family Vacation

US News & World Report, 2018

BEST FAMILY BEACH VACATION  
**RANKED #5**

US News & World Report, 2018

**Ranked # 7**  
MOST EXCELLENT  
CITIES FOR EXPERIENCES


Trip Advisor, 2018

TOP DESTINATION TO  
AREA FOR RETIREES  
**RANKED #10**

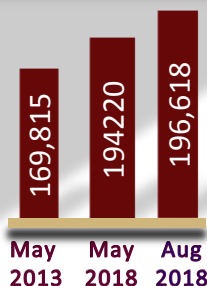
Where to Retire Magazine, 2018

## MYRTLE BEACH, SC. Metropolitan Statistical Area

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, and numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

	2010	2018	2023
Population U.S. Census Bureau	376,722	467,292	533,198
Total Households U.S. Census Bureau	158,522	196,299	244,089
Avg. Household Income U.S. Census Bureau		\$68,058	\$77,206

### EMPLOYMENT, Bureau of Labor Statistics



MAY 2017:  
4.5%

MAY 2018  
3.6%

UNEMPLOYMENT RATE  
Bureau of Labor Statistics