

# 3326 Two Notch Rd Columbia, SC 29204

 FOREST ACRES SUBMARKET



**SALES PRICE: \$450,000**

- ±4,450 SF Flex Building and ±1,680 Warehouse
- Located on the heavily-trafficked Two Notch Retail Corridor
- Ample Storage and Showroom Space
- Warehouse features five (5) Drive-in Doors
- Zoning: GC (General Commercial)
- Traffic Counts:  
Two Notch Rd: 25,839 Vehicles Per Day (2020)
- Partially floored 2nd floor space currently being used as storage
- Metal corrugated building attached; exterior entrance for added storage or work space



**BILL RATTEREE** | bratteree@wilsonkibler.com | 803.255.8625

**BOO K. MOCA** | boo@wilsonkibler.com | 803.255.8608

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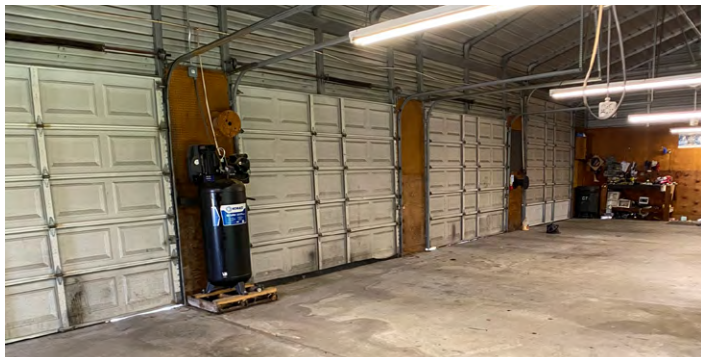


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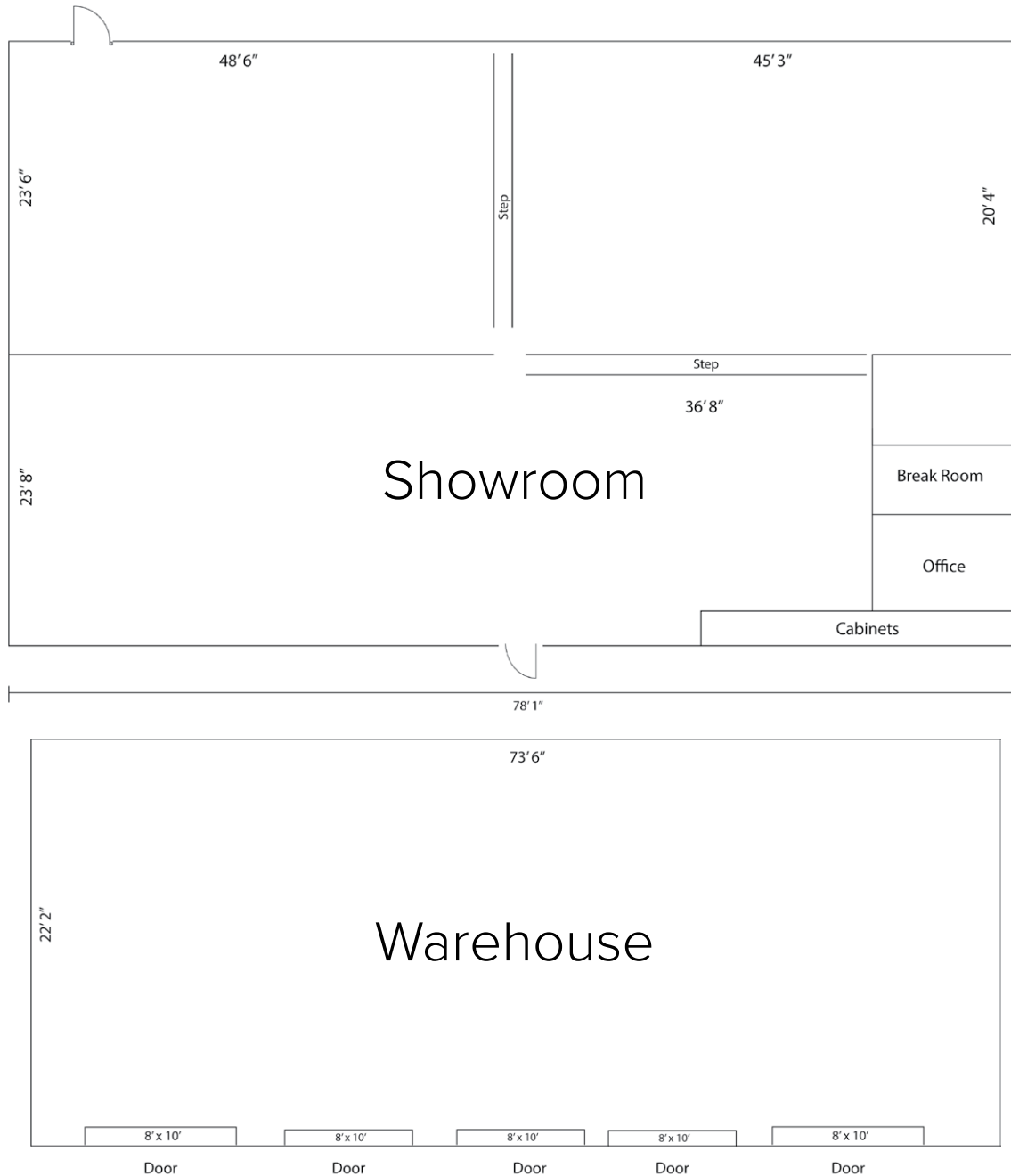


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