

FOR SALE



# 7601 Two Notch Road COLUMBIA, SC 29223

📍 SUBMARKET: NORTHEAST COLUMBIA

## ±4,650 SF Office Building for Sale

±0.485 AC

Highly accessible and visible location on corner lot at traffic signal

Classic architectural design with brick exterior

Efficient two story interior layout with 4 conference rooms, 10 offices, 16 work stations

Excellent parking ratio (5.6/1,000 SF)

**ZONED:** GC

**SALES PRICE:** \$490,000



FOR MORE INFO, CONTACT

BRUCE HARPER, SIOR | Managing Partner | bharper@trinity-partners.com | 803-567-1445

**TRINITY PARTNERS**

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | TRINITY-PARTNERS.COM



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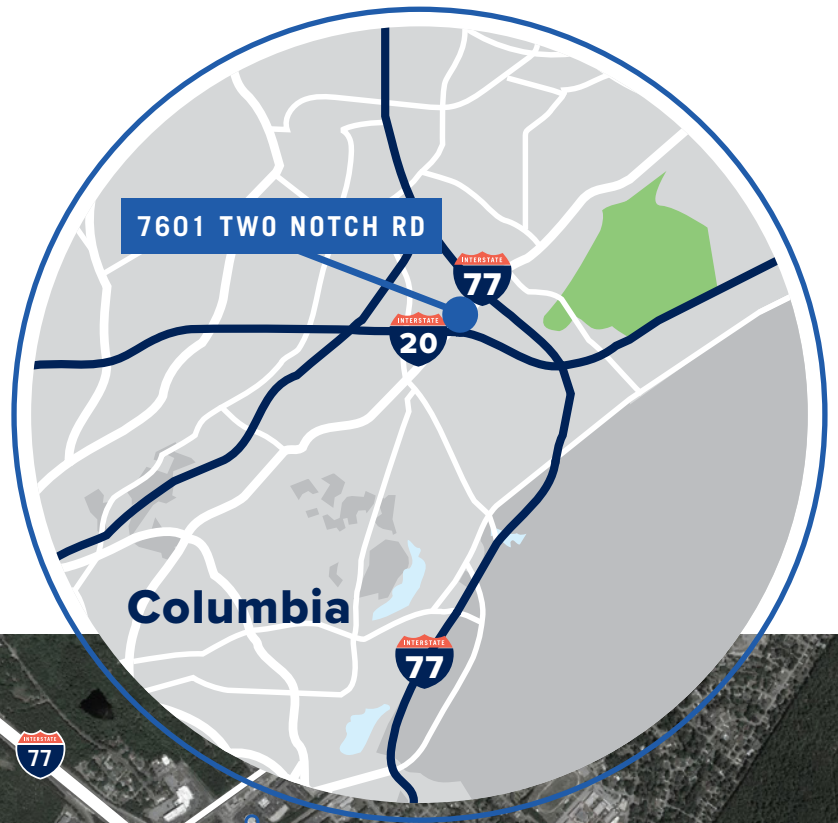
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## LOCATION

STRATEGIC LOCATION ON  
TWO NOTCH ROAD BETWEEN  
I-20 AND I-77



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