



SPENCER/HINES
P R O P E R T I E S

OFFICE INVESTMENT FOR SALE

501 W. Butler Road, Greenville, SC, 29607



+5,000 SF

\$625,000

Great location off W. Butler Road!

- Class B office building located in West Butler Pointe office park in Mauldin
- Well-maintained with long-term leases in place
- Constructed in 1993
- CAP Rate = 8.96% | Pro Forma 10-YR IRR = 18.26%

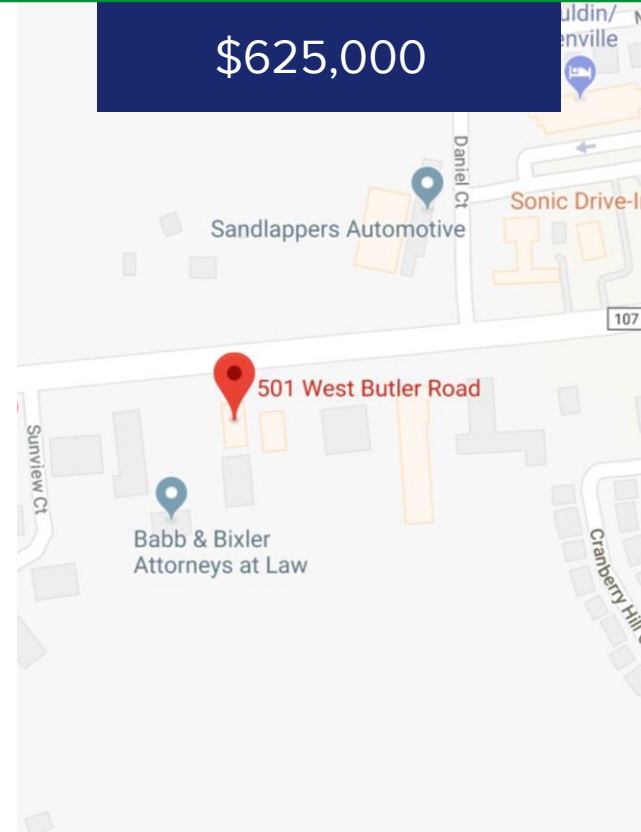
CONTACT

Robbie Romeiser - 864.706.0877
robbie@spencerhines.com

WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001



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