



**COLDWELL
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CAINE

SALE/LEASE

CBCCAINE.COM

1425 AUGUSTA STREET

Greenville, SC 29605

AVAILABLE SPACE

+/-3,650 SF

ASKING PRICE

\$625,000

LEASE RATE

\$13.50/SF (NNN)



CONTACT

Nicholas Sardone, MRICS
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117 Williams Street, Greenville, SC 29601
864.250.2800



**SALE /
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OFFERING SUMMARY

Building Size: +/-3,650 SF

Sale Price: \$625,000

Lease Rate: \$13.50 SF (NNN)

Lot Size: +/-0.31 Acres

Price / SF: \$171.23

PROPERTY HIGHLIGHTS

- Two Story Residential/Office Building
- Five (5) bathrooms
- Parking available in rear of building
- Excellent opportunity for owner user or single room occupancy rental
- Zoned R-M2 City of Greenville (Office exemptions have been granted in the immediate location)
- Greenville County Tax Map No. 0217000100600



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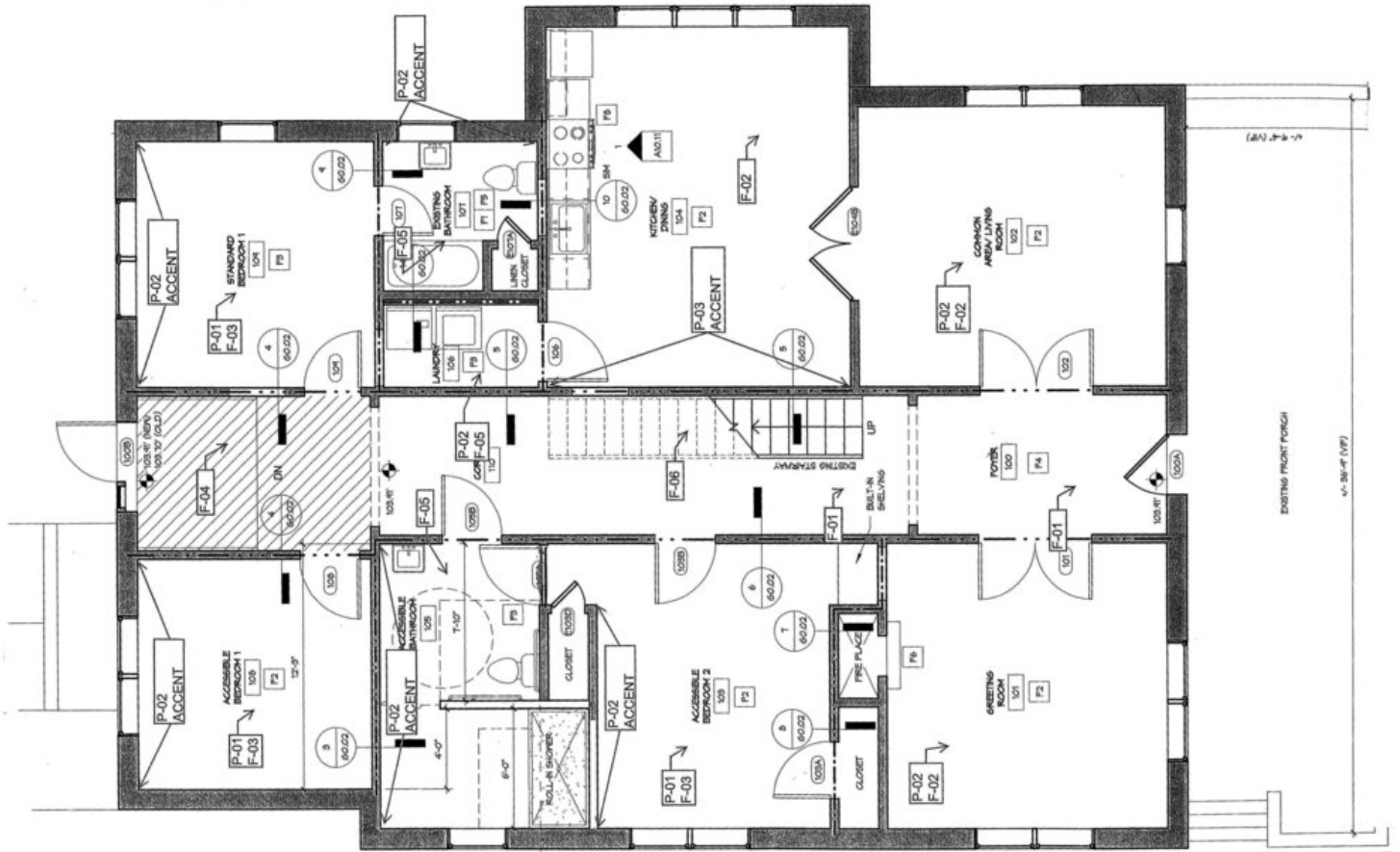
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FIRST FLOOR

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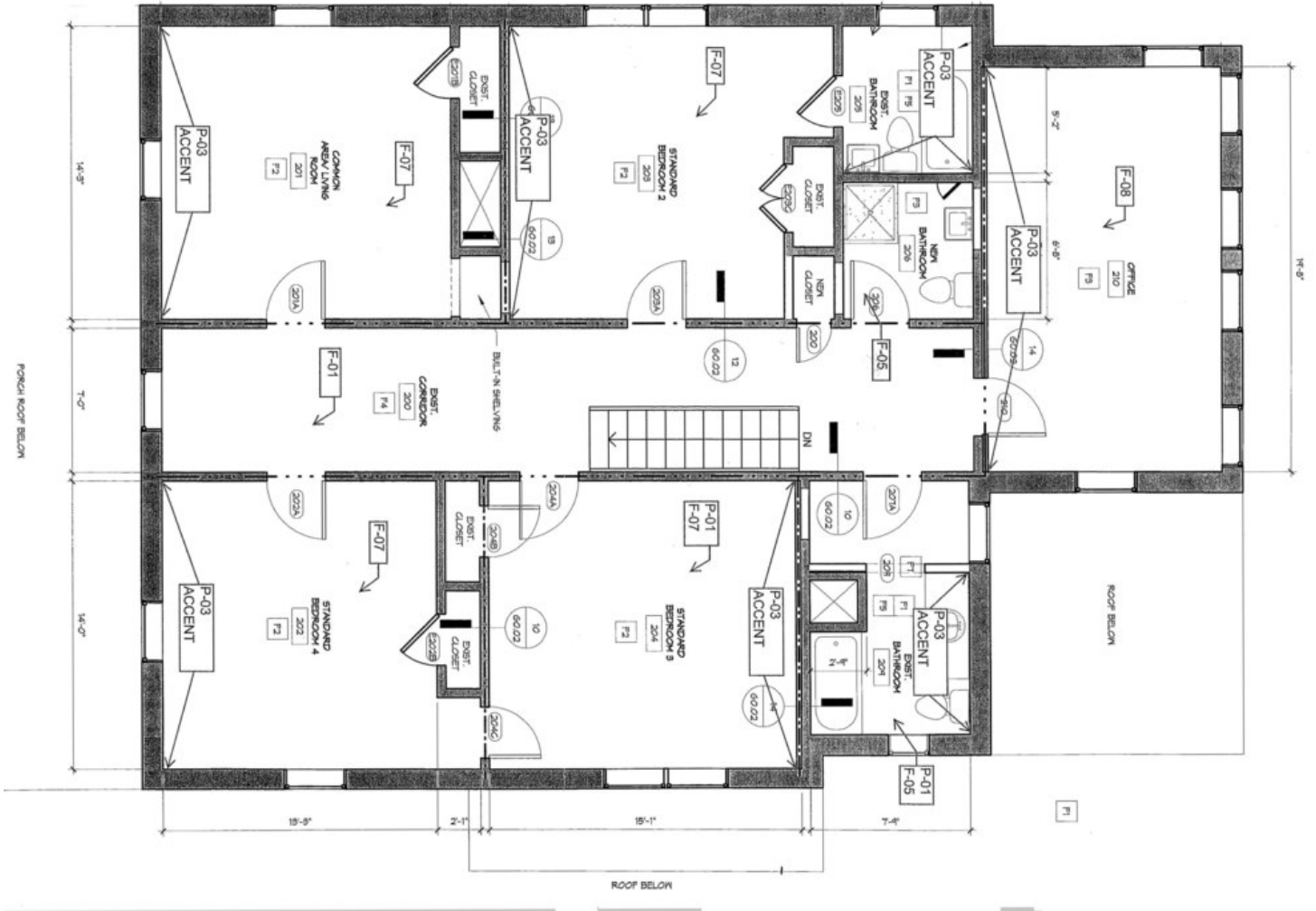
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SECOND FLOOR

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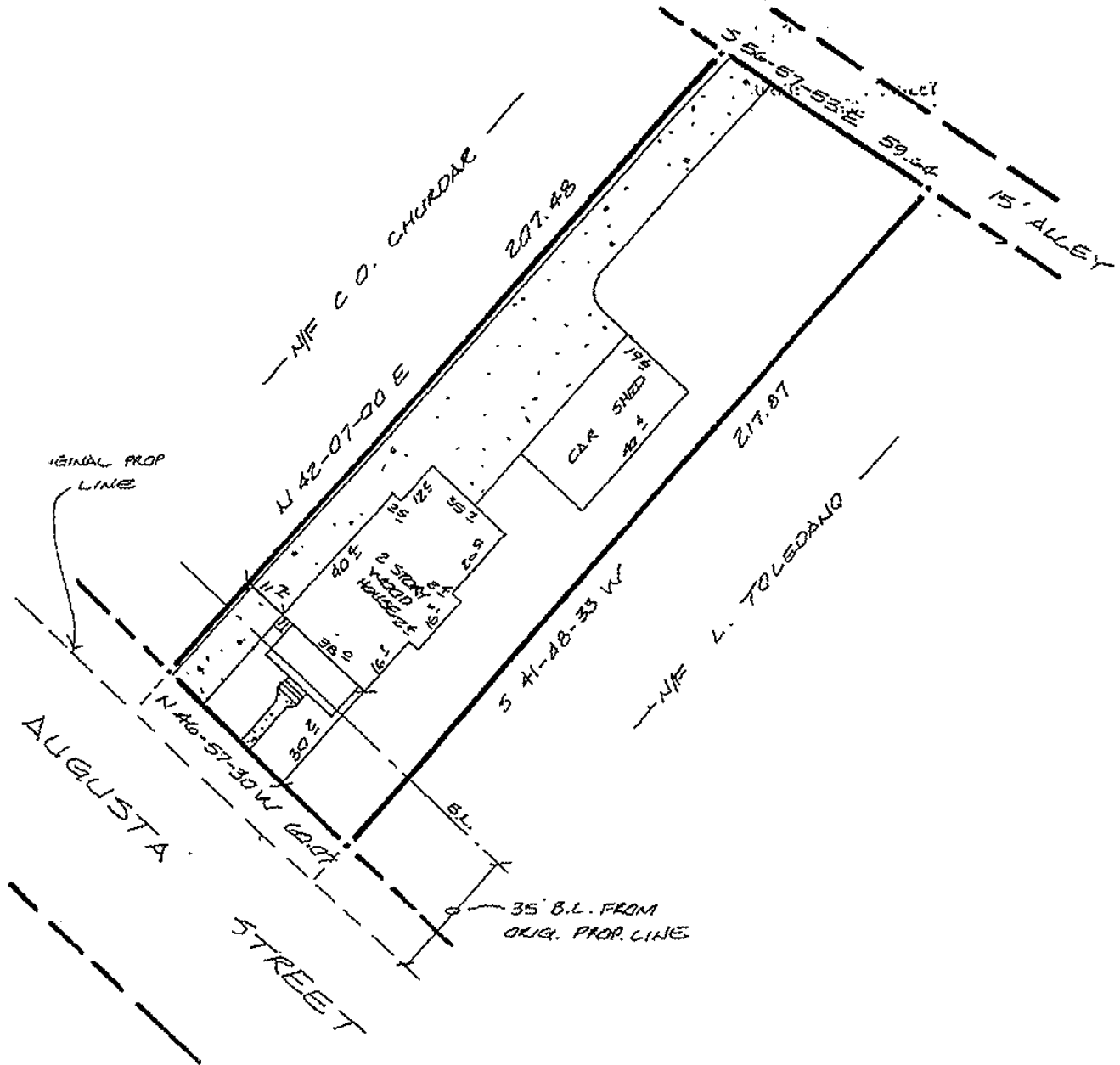
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SURVEY

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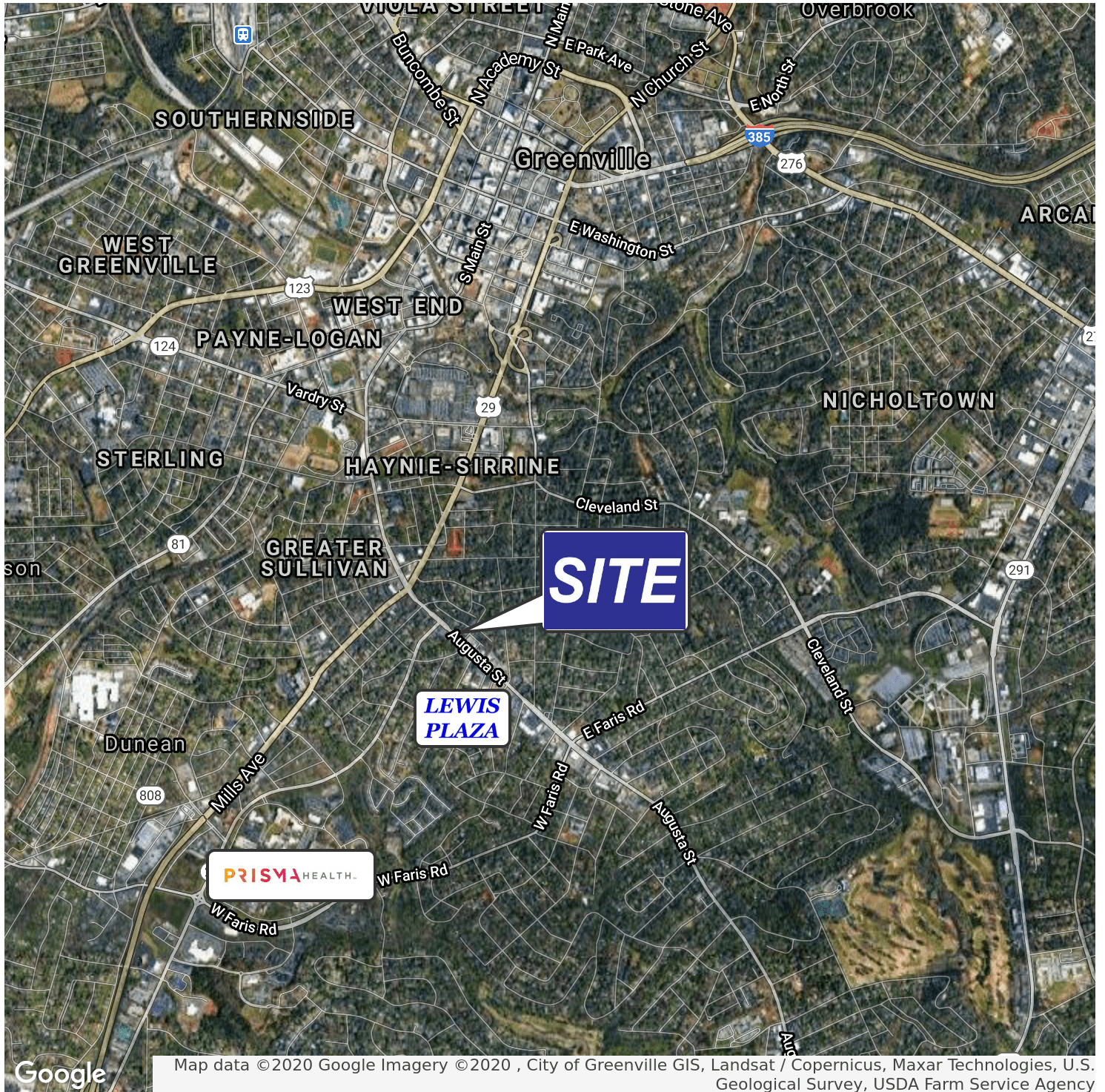
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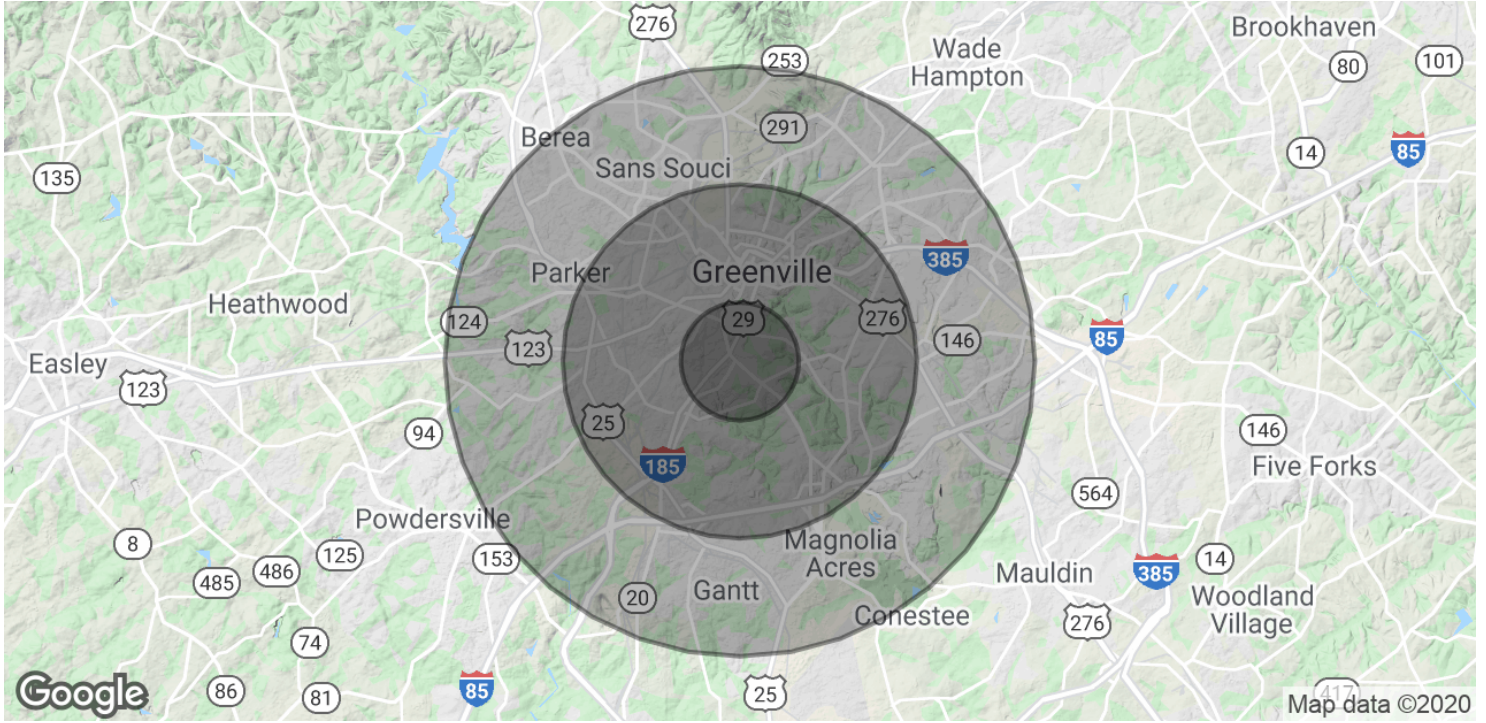
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,077	62,838	140,889
Average age	43.4	38.2	35.7
Average age (Male)	43.2	37.2	34.2
Average age (Female)	44.4	38.9	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,973	27,841	57,951
# of persons per HH	2.0	2.3	2.4
Average HH income	\$82,551	\$58,835	\$53,189
Average house value	\$270,409	\$194,724	\$204,795

* Demographic data derived from 2010 US Census

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