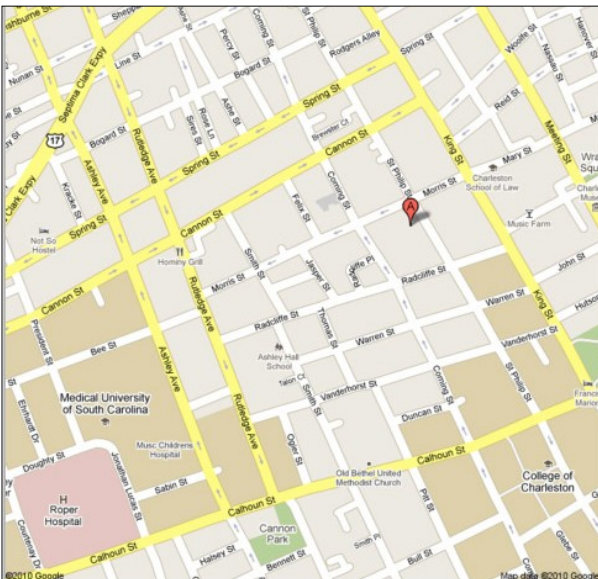


Walk to Shopping, Dining and The College



CONCEPTUAL RENDERING

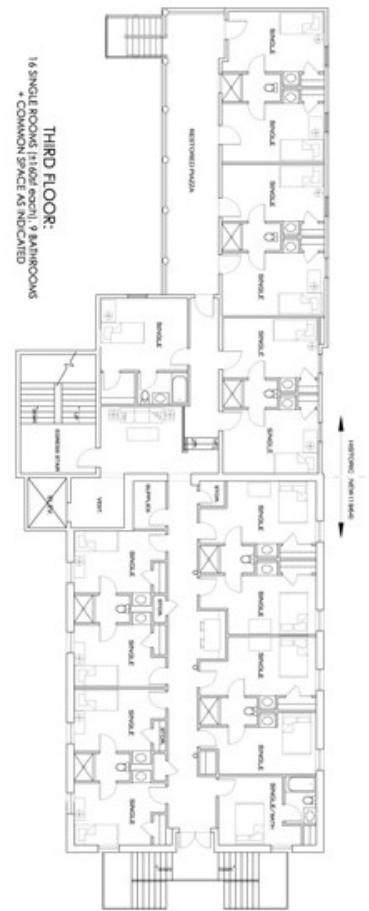
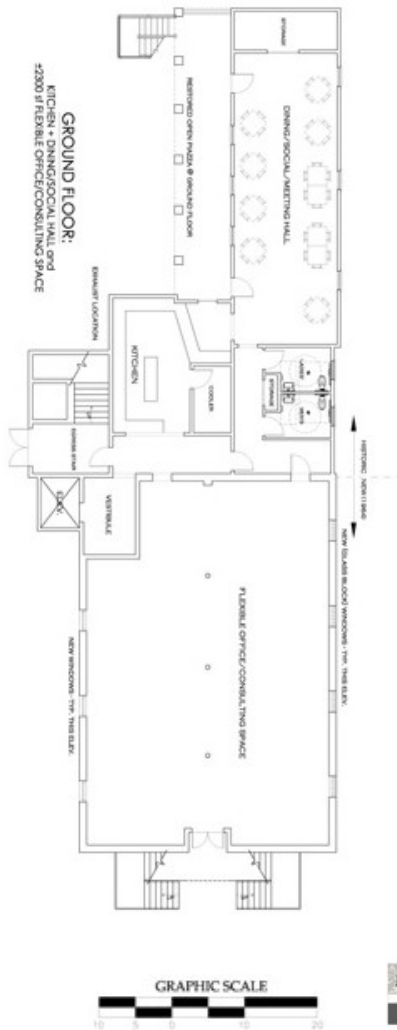


145 Saint Philip St, Charleston, SC 29403 | \$1,745,000

Great investment opportunity located in the highly desirable Radcliffeborough neighborhood of Charleston, a few short blocks from the College of Charleston, Charleston School of Law, Marion Square, and one block from Upper King Street shopping. Also very close to MUSC. This prime commercial property conveys a 14,500 sqft, 3-story building (with elevator) and 12 or more spaces for parking. Current occupancy load is +/- 590 people. Seller has full engineering reports and construction take-offs for adaptive reuse up -fit of the property to a 38-bed dormitory and kitchen/dining hall and other viable configurations. Private dorm or student housing uses include 32 single room apartment configuration or the (4) 4 bedrooms and (4) 2 bedrooms units with +/- 4500 square feet flex space on first floor. Also perfect for a senior citizen independent living facility. Entitled uses are DR2 multi-family, religious/ membership group/fraternal organization, dorm and dining hall.

843.697.2383 | SusanAviles@Comcast.net | www.SusanAviles.com

145 Saint Philip St, Downtown Charleston



145 ST. PHILIP STREET: ADAPTIVE RE-USE
CONCEPTUAL LAYOUT, 2 FEBRUARY, 2010

NOTE: This report is for discussion purposes only. A complete analysis of building code requirements has not been performed or incorporated. Likewise, as-built measurements and conditions have not been fully field verified.



Currently, each floor of the building has plenty of open space with adequate restrooms, and the first two floors have commercial-grade kitchens. Separate entrances on the front and side of the building provide handicap access. Multi-floor or first floor possibilities include dance or art studio, theater, Charter School, or other community-friendly project. This is a rare opportunity to have a prime, safe location, downtown, with ample parking. Seller will assist in coordinating with City authorities and help with project management if desired. Feasibility studies and in-depth economic analysis available. Extensive architectural and engineering work product conveys to purchaser.



For more information contact

Susan Aviles CPA, ABR, ALHS, e-PRO, Realtor of Distinction,
Executive Circle, East Cooper Top Producer

The AgentOwned Realty Co.

843.697.2383

843.697.2383 | SusanAviles@Comcast.net | www.SusanAviles.com