



**DORCHESTER ROAD TRIPLEX/VACANT LOT
2601 & 2603 FERRARA DRIVE
NORTH CHARLESTON, S.C. 29405**

These two parcels are a total of 0.40 Acres fronting on 3 roads (Dorchester Road, Madden Drive, and Ferrara Drive) in the heart of North Charleston, SC. The area has a mixture of residential, commercial, schools and recreational uses.

GENERAL SITE INFORMATION:

- TMS #'s 411-16-00-140 & 141, County of Charleston, SC.
- Corner Lot Measuring Approximately 0.40 Acre in total
- Approximately 130' Frontage on Dorchester Road (130' x 120')
- Annual Property Taxes for 2013 Calendar Year
 - Parcel 140 - \$293.46
 - Parcel 141 - \$1,160.92

CURRENT IMPROVEMENTS:

- 2601 Ferrara is a vacant corner lot with no improvements
- 2603 Ferrara is improved with a single family home and duplex
 - House: 700 SF -2 Bedroom 1 Bath
 - Duplex: 2 x 800 SF- 2 Bedroom 1 Bath Units
- Gross Rent of \$1,700/Month for Triplex

ZONING:

- Currently Zoned (ON), Neighborhood Office District, Per City of North Charleston, SC

OFFERING:

- Fee Simple Sale at Two Hundred Nineteen Thousand Dollars (\$219,000)

CONTACT:

RYAN EARNEST
Listing Agent

Keystone Commercial Realty, LLC, has prepared this document in order to market the sale of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/her own investigation of the information contained herein.

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Vacant Lot



Duplex



Single Family





Interior of Units







Navy Yard
Redevelopment

Subject

Waylyn
Neighborhood

Dorchester Road

Dorchester Terrace
Neighborhood

Dorchester
Terrace
Neighborhood

Azalea Drive

