



3044 Hwy 17 North

Available for Sale
MLS # 1404227 **\$1,190,000**
5,800 APPROX. SQ. FT.

3,300 SQ. FT. LEASED
2,500 SQ. FT. FOR LEASE

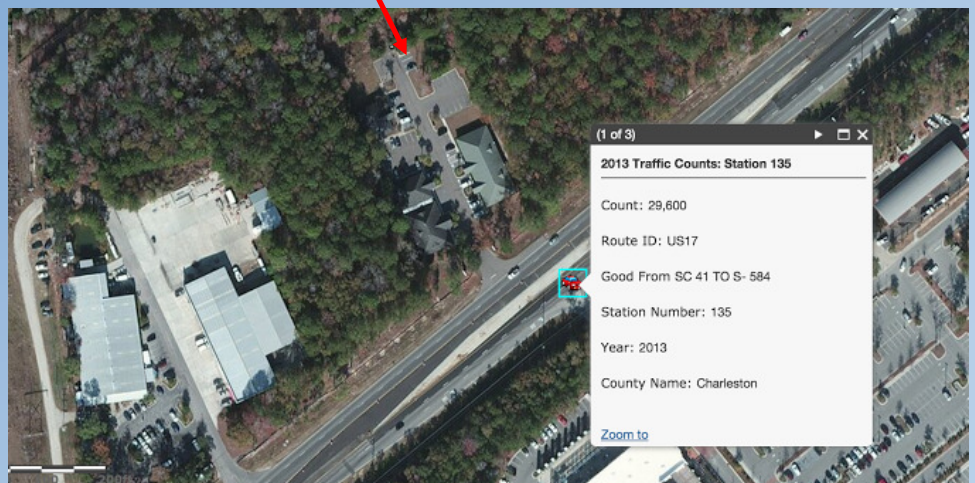
TMS No.
598-00-00-046



Very Nice 5800 Square foot brick, one story, commercial office building on nice large .99 acre lot, well located in Mount Pleasant, just under 29,000 cars per day (SC DOT and BCDCOG - 2013 and 2012 numbers respectively).

Two suites, one building. Suite B - 3300 square feet is leased through October 2015 with options to extend. **Suite A (See MLS 1405856) 2500 square feet is available for lease @ \$17.00 per square foot on NNN basis**, CAM (NNN) fee pass -throughs are estimated at \$3.80 per square foot, CAM fees cover property taxes, building insurance, landscaping and pest control. Per Flood zone determination, property is in X flood zone (no flood insurance required). Buyer to verify.

Shown by Appointment



17 north in Mount Pleasant, pass 41, look left SEE SIGN FOR LEASE- U turn at 17 turn around at entrance to Ivy Hall - back to office space - 17 South from Roper turn right into office space just past Ivy Hall on right.



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