



BROKER OPEN HOUSE

FRIDAY, NOVEMBER 3RD

11:30-2:00



601 West Main Street, Spartanburg, SC 29301

Listed @
\$344,900

Come out and Join us for

LUNCH and **PRIZES!**

Commercial office building with 7 offices and 2 reception areas
plus a 2496 square foot attached warehouse with loading dock.

This property has a current annual passive income of \$27,900 for shared office space
with a potential of an almost 14% cap rate with full occupancy.

High Daily Traffic Count and within minutes of
downtown Spartanburg and the new AC Hotel.



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