

HUGE PRICE REDUCTION!!



716 S Shelmore Blvd, Unit 20

Reduced to \$595,000

GREAT OPPORTUNITY TO OWN AN ONGOING BUSINESS AS WELL AS A CONDO!

Don't miss this chance to own an ongoing successful Wine Shop business as well as a live/ work designed condo. It is located close to the Ravenel Bridge and next to I'on and several other upscale neighborhoods. The Wine Shop has been in business for 11 years and is therefore well established. The business is on the first floor in approximately 615 sqft of well apportioned space. The business includes all fixtures and a well selected wine inventory. There is a walk-in temperature controlled room for those special wines, a large reach in cooler, a leased automatic glass washer, POS operating equipment, established website, excellent social media presence and a well honed customer e-mail data base. There is also a washroom on this level. There is plenty of parking for customers. The second and third floor is zoned residential, so you can either live and work or rent the upstairs for additional income. The second floor has a living room, kitchen/dining combo and a half bath. The third floor has 2 bedrooms, each with their own full baths and walk-in closets. There is a separate entrance for the Wine Shop and the apartment.

