

OFFICE SPACE for SALE

7475 Northside Drive

North Charleston, SC

**Priced
TO
SELL!**

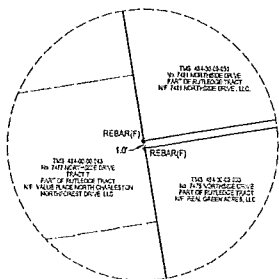


- \$490,000
- Listing #: 29853288
- Zoned B2
- Close to I-26, I-526. Easy to see from I-26!
- Great professional office building
- Two large conference areas, one smaller conference room
- Five private offices, rest rooms, utility/electrical room
- Parking on sides and at rear
- Many entrances, easy to sub-divide
- Possible Uses are medical office, various types of schools, church, veterinary clinic, bank, law offices, retail

Contact Tom Barnes, The Barnes Group (843) 813-3580

SKETCH/AREA TABLE ADDENDUM

SUBJECT	Property Address		State		Zip	
	City					
	Borrower					
	Lender/Client					
	Appraiser Name					
IMPROVEMENTS SKETCH	7475 Northside Drive North Charleston, SC 3,515 SF Office/Retail Bldg					
AREA CALCULATIONS	Comments:					
	Scale: 1 = 16					
	AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN	
	Code	Description	Net Size	Net Totals	Breakdown	Subtotals
	GBR1	First Floor	3515.0	3515.0	First Floor 38.0 x 92.5	3515.0
Net BUILDING Area (rounded)		3515		1 Item (rounded)	3515	



PLANNING AND LAND USE ONLY

RECORDED	
DATE: <u>June 20, 2013</u>	TIME: <u>4:17:18 PM</u>
Book/Sheet: <u>133 / 0118</u>	Office: <u>Large Print</u>
<u>Charles Lybrand, Deputy Planning Commission Clerk, SO</u>	

APPROVED PLAT

Exempt from Section 18-22 (a) and 18-23 (a) of Burlington Regulations.

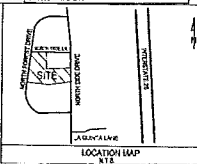
Date: 6/20/13

Attest: *Michelle Dwyer*
 PLANNING COMMISSION
 CITY OF NORTH CHARLESTON

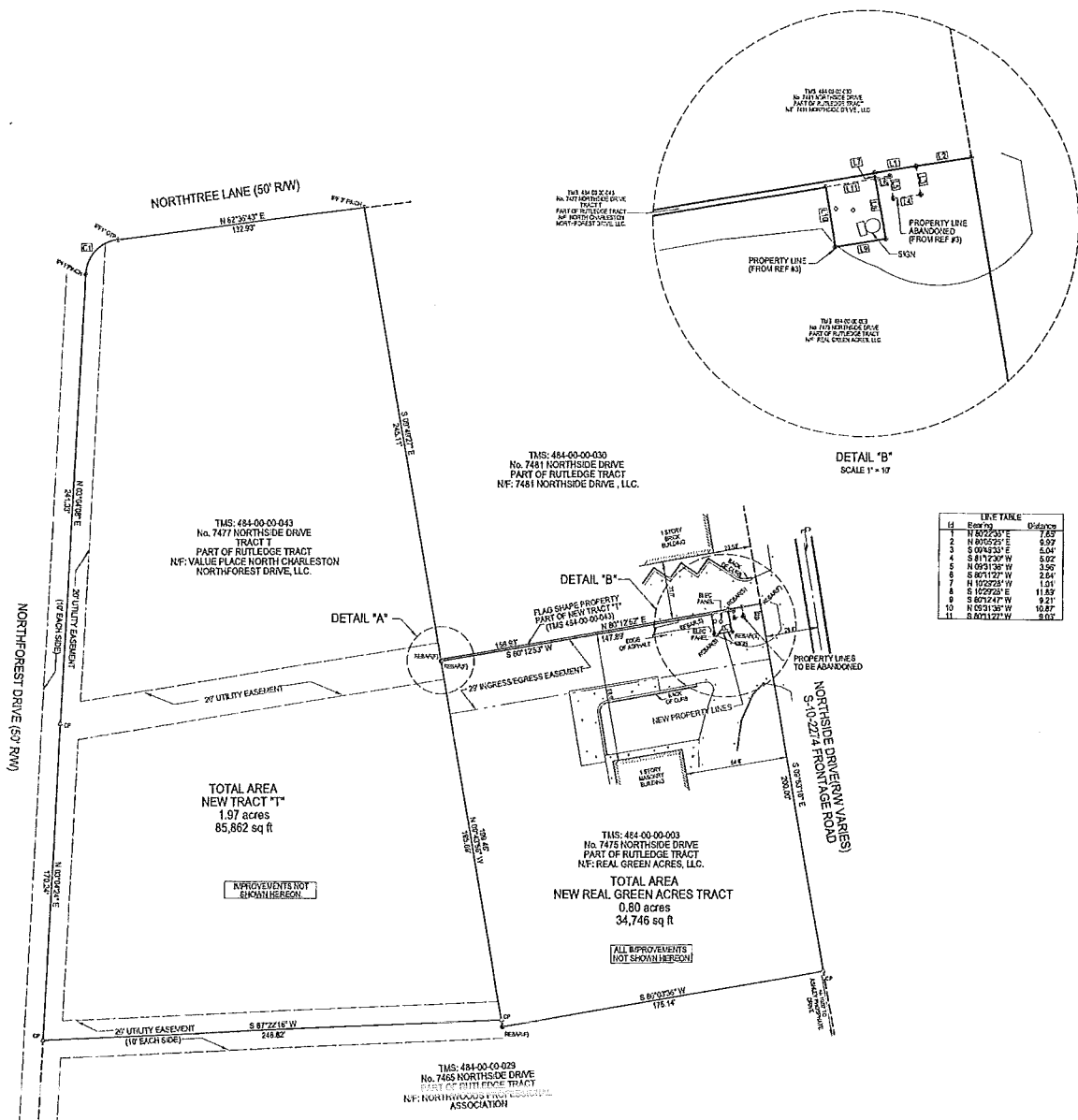
PLAT	
Recorder's	1 11201 PLANNING & ASSOCIATES, P.C.
Permit	1 11202 ALEXANDER & GREGORY, P.L.L.C.
Permit	1 11203 P.O. BOX 2086
Owner	2 Dwyer & Co
City	1 11204 CHARLESTON, SC 29413
Location: <u>NORTHSHORE DR</u>	

CURVE TABLE					
H	Date	Radius	Arc Length	Chord	Ch. Bear
G1	7/29/12	20.65	27.79	25.62	S. 43° 21' 32" W.

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN FLOOD ZONES "X" IN CITY OF NORTH CHARLESTON COMMUNITY PANEL 450042 AND ON FLOOD INSURANCE RATE MAP NUMBER 450130C2551
MAP REVISED NOVEMBER 17, 2004.



- LEGEND:
- | | | | |
|----|---|-----------|---|
| 1. | ⊙ | REBAR(S) | - INDICATES 56" REBAR, FOUND |
| 2. | ⊙ | REBAR(S) | - INDICATES 52" REBAR, SET |
| 3. | ⊙ | IP3 1" OT | - INDICATES IRON PIPE SET, 1" OPEN TOP |
| 4. | ⊙ | IP 1" FT | - INDICATES IRON PIPE FOUND, 1" PUNCH TOP |
| 5. | ⊙ | CF | - INDICATES "CALCULATED POINT" |
| 6. | ⊙ | CL | - CENTER LINE OF ROAD |
| 7. | ⊙ | NF | - NOW OR FORMALLY OWNED BY |



LINE TABLE		
Id	Bearing	Distance
1	N 80°22'35" E	7.85
2	N 80°52'25" E	9.97
3	S 09°45'33" E	5.04
4	S 81°23'07" W	5.02
5	N 09°31'36" W	3.96
6	S 80°12'27" W	2.84
7	N 10°23'28" W	1.01
8	S 16°29'28" E	11.83
9	S 80°12'47" W	9.21
10	N 09°31'36" W	10.87
11	S 80°12'27" W	8.03

ADDING DETAIL "A" & DETAIL "B" TO A RE-SUBDIVISION / PROPERTY LINE ADJUSTMENT THAT WAS PREVIOUSLY RECORDED AT PLAT BOOK "S12", PG. 0057 BETWEEN LANDS OF REAL GREEN ACRES, LLC, (0.80 ACRES OR 34,818 sq ft) TMS: 484-00-00-003, AND TRACT "T" (1.97 ACRES OR 85,790 sq ft) TMS: 484-00-00-043, PART OF RUTLEDGE TRACT, INTO NEW REAL GREEN ACRES TRACT (0.80 ACRES OR 34,746 sq ft) AND NEW TRACT "T" (1.97 ACRES OR 85,862 sq ft), CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, PREPARED FOR REAL GREEN ACRES, LLC.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

ALEXANDER C. PEABODY, PLS
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 22645, CHARLESTON, SC 29413
OFFICE 843-723-5225 MOBILE 843-270-4447



 CHARLESTON COUNTY
 SOUTH CAROLINA

DATE: APRIL 5, 2010
REV: DECEMBER 5, 2011
REV: MARCH 26, 2012
REV: JULY 18, 2012
REV: JUNE 9, 2013

REF #1: PLAT BK. "EJ", PG. 152
REF #2: PLAT BK. "X", PG. 095
REF #3: PLAT BK. "S12", PG. 0057

TMS: AS SHOWN