

BEACH

RESIDENTIAL

Est. 1945

FOR SALE

HIGH PROFILE LOCATION IN DOWNTOWN CHARLESTON



90 Bull Street
Charleston, SC 29401

Property description

FIRST TIME ON THE MARKET IN 50 YEARS!

Unique historic building with retail on the ground floor and residential units on the second and third floors. This property boasts a high profile location on the hard corner of Rutledge Avenue and Bull Street.

The property has six off street parking spaces, a 1,500 sf commercial space on the ground floor currently occupied by a drop-off dry cleaners, a ±1,333 sf residential unit on the second floor, and another ±1,334 sf residential unit on the third floor.

This building could easily be converted back to a large single family home with significant parking or could be utilized as a *live/work* opportunity with your business on the ground floor. There is the potential to purchase the property as an investment and have both commercial and residential tenants.

This property is priced aggressively at only \$714 per square foot. The Seller is willing to transfer to the Buyer an assumable mortgage for approximately \$490,000 at a 3% rate as of January 1, 2026.

Listing highlights

- Located within walking distance to MUSC, City Marina, and Colonial Lake
- Approximately 4,167 sf historic building
- High profile location on the hard corner of Rutledge Avenue and Bull Street
- 1,500 sf ground-floor commercial space currently occupied by a drop-off laundry service
- 2nd floor residential unit of 1,333 sf with a roof-top deck
- 3rd floor residential unit of 1,334 sf
- Six off-street parking spaces
- Offered at \$2,975,000
- Assumable mortgage offered by seller
- Charleston County Tax ID No. 712-00-00-014
- SC MLS #31006976

[DOWNLOAD SALE FLYER PDF](#)

Floor plan



Ground Floor Laundry

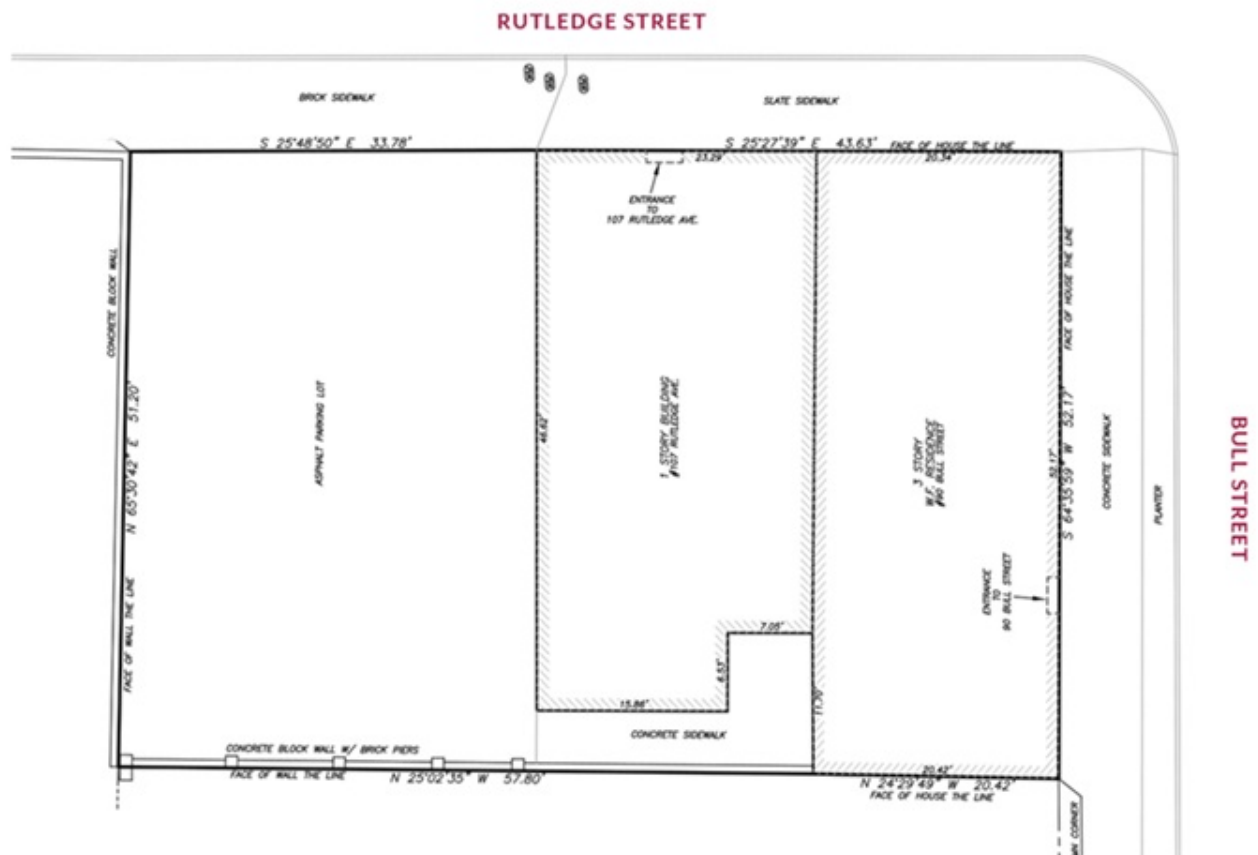


First Floor Residence



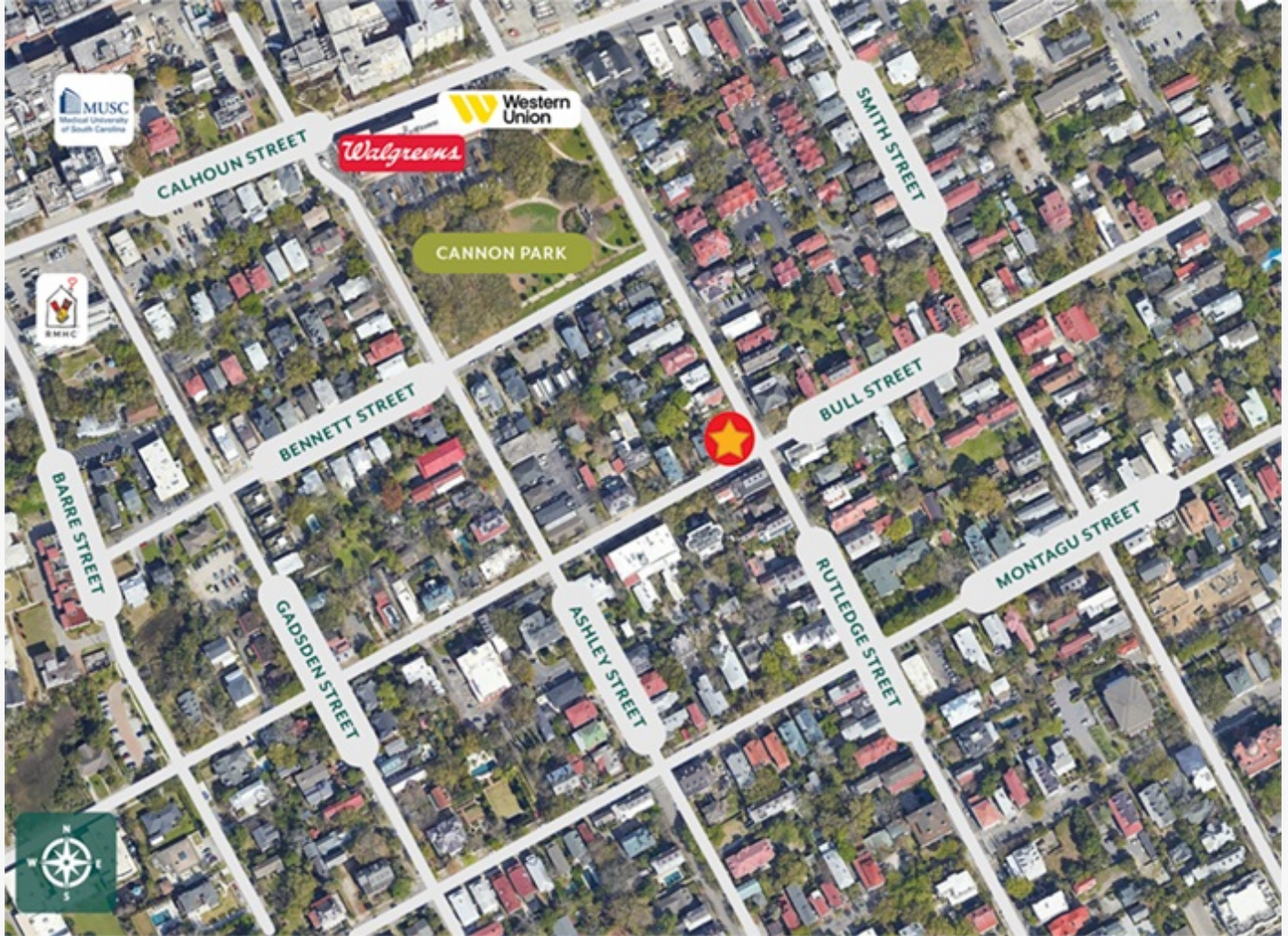
Second Floor Residence

Site map



Adjacency map

Click on the Download Sale Flyer PDF button above to view a larger version.



Proximity map

Click on the Download Sale Flyer PDF button above to view a larger version.



Property photos

Click on the Download Sale Flyer PDF button above to view more images.









THE BEACH COMPANY
Est. 1945



WILL FREEMAN
Director of Brokerage, Residential
843.270.5454
wfreeman@thebeachcompany.com



