

# One Property...Multiple Uses!



## Live where you work!

This unique home has it all! Situated atop commercial workspace, this beautiful house is full of elegant touches...granite, Brazilian Tiger wood floors, slate tile, stainless appliances and so much more.

- ◆ 3 bedrooms
- ◆ 2 bathrooms
- ◆ Open floor plan
- ◆ Large kitchen island
- ◆ Gas fireplace
- ◆ Jacuzzi tub

Very private and beautiful surroundings...and better yet, no more commute to work!

## 10369/10377 Highway 17 N., McClellanville SC 29458

1.2 Acres / Approx. 5,000 combined sqft / \$600,000

## Work where you live!

Looking for a space to hold your business? This live/work property is zoned commercial and sits along Highway 17 in McClellanville. Previously used as a wild game processing facility, this building could be transformed for any use...restaurant, retail, or whatever you need.

The possibilities are endless!

- ◆ 500 sqft. Walk-in Cooler
- ◆ 100 sqft. Walk-in Freezer
- ◆ 2 Sets of Stainless Triple-Bowl Sinks
- ◆ 2 Large Rooms designed for easy cleaning
  - ◆ Separate Office w/ Half Bath
  - ◆ Smoke Room
  - ◆ Storage Room



For More Information, please contact:

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