

Wilson Kibler
COMMERCIAL REAL ESTATE



**11321 Jefferies Hwy,
Walterboro, SC**



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Investment Overview



\$464,550

Sales Price

Address

**11321 Jefferies Hwy,
Walterboro, SC**

Building Square Feet ±1,865 SF

Parcel ±0.70 AC | **Zoned GC**



Investment Highlights

- New 4 Ton HVAC unit. Additional 208/220 wired disconnect box and concrete pad if additional HVAC desired.
- New commercial SCDHEC approved well with a new walk-in height secured well house featuring full insulation, direct wired heat source, lighting and 110 electrical outlets
- New 400 AMP electrical service (single phase)
- Two exterior accessed restrooms + one interior office restroom
- New GAF Fully Adhered .060 TPO Membrane Roof System with flute fill insulation and 5/8" Dens-Dek coverboard mechanically attached to the metal deck. With new Kynar coated edge metal, fascia, radius gutter, and downspouts
- Reach -In / Walk In refrigerator – New Reach-In Cooler Door system (5 door) with new LED lighting, new shelving, and New Compressor with a 10-year warranty
- Three-compartment sink and Mop sink in dish room
- New Electric Hot Water heater
- Existing Ventilated hood and Ansul system
- New LED lighting throughout inside of space and exterior lighting
- Newly repaired and sealed asphalt parking lot
- New 2025 Survey
- Various pieces of equipment – Reach in freezer, cooler and refrigerated display case included.



