



OFFICE SUITES FOR SALE

Surfside Beach Professional Office Suites

100 SUTTER DR SUITE 105, 302-A, & 303 SURFSIDE BEACH , SC 29575



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OFFERING SUMMARY

Sale Price - 3 Units:	\$401,000
Sale Price - Suite 105:	\$217,000
Sale Price - Suite 302-A:	\$97,000
Sale Price - Suite 303:	\$87,000
Available SF:	Approximately 1,013 - 3,717 SF
Lot Size:	Approximately 1.75 Acres
Number Of Units:	3
Zoning:	Resort Commercial (RC) County of Horry, SC

PROPERTY OVERVIEW

OFFERED FOR SALE: Three (3) units located within a professional office building serving as part of a horizontal property regime. This site is located in Surfside Beach, SC, with excellent visibility on Highway 17 Bypass. Each unit is an ideal location for a professional office with ample parking, elevator access, and shared restrooms. Buyer may purchase together or separately.

PROPERTY HIGHLIGHTS

- Will Sell Entirely or as Separate Units
- Suite 105 Approximately 1,495 SF
- Suite 302-A Approximately 1,209 SF
- Suite 303 Approximately 1,013 SF
- Building Sits on Approximately 1.75 Acres
- Located on North Kings Highway 17 in Surfside Beach
- Approximately 100' Road Frontage on Highway 17 Bypass
- Parking Field with Approximately 95 Paved Parking Spaces
- Identified as PIN#'s 45806030011, 014,017, County of Horry, SC
- Curbs Cuts on Sutter Drive
- Average Daily Traffic Count: 46,300 (SCDOT 2023)

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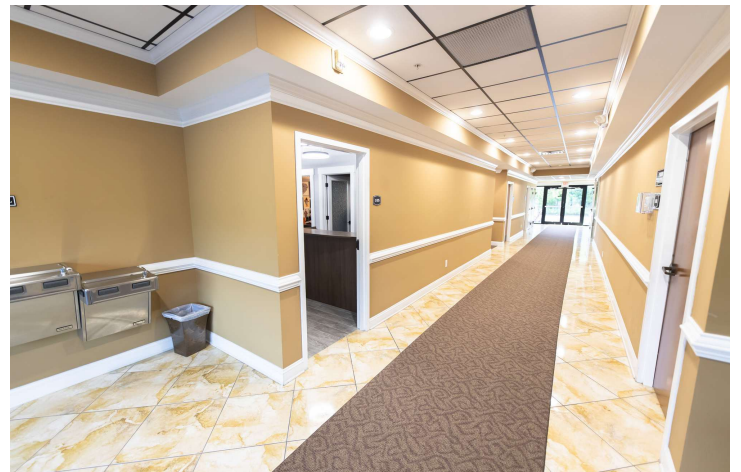
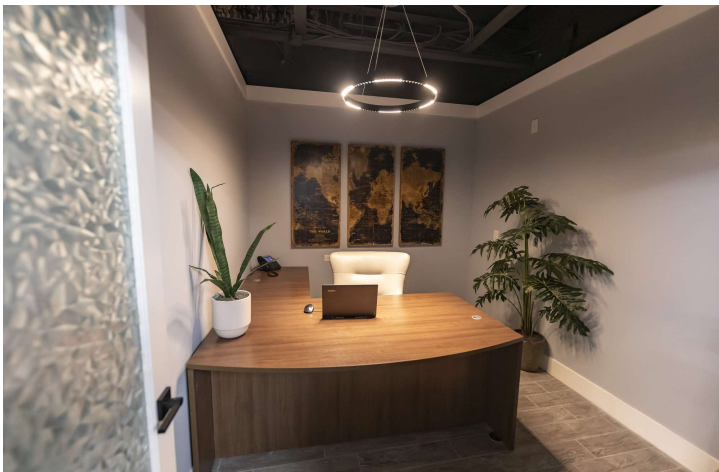
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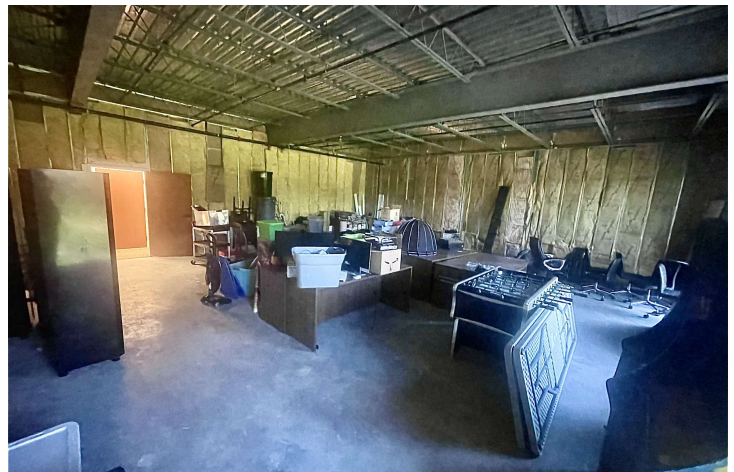
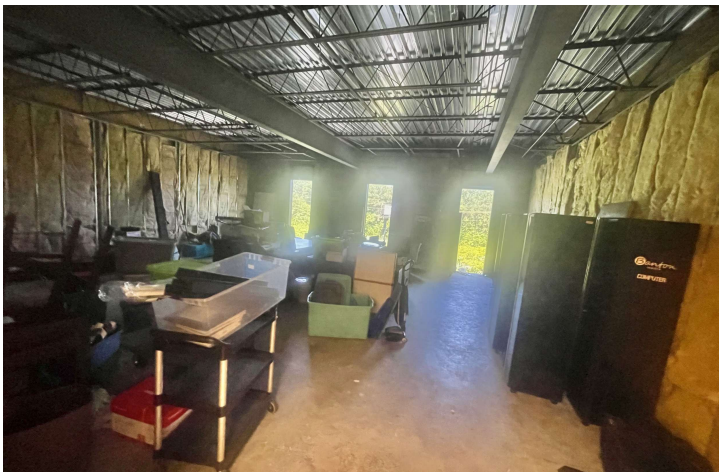
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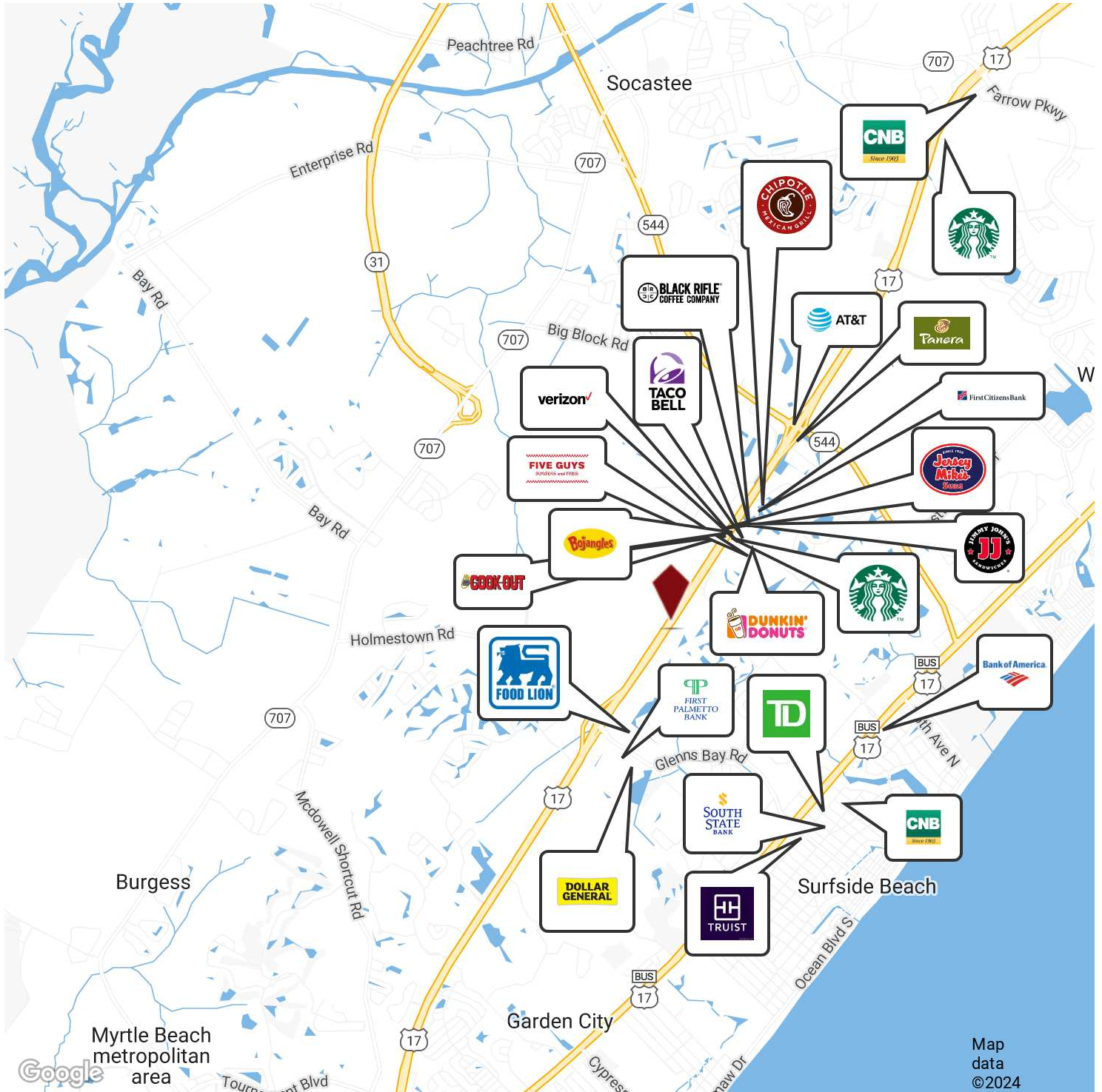
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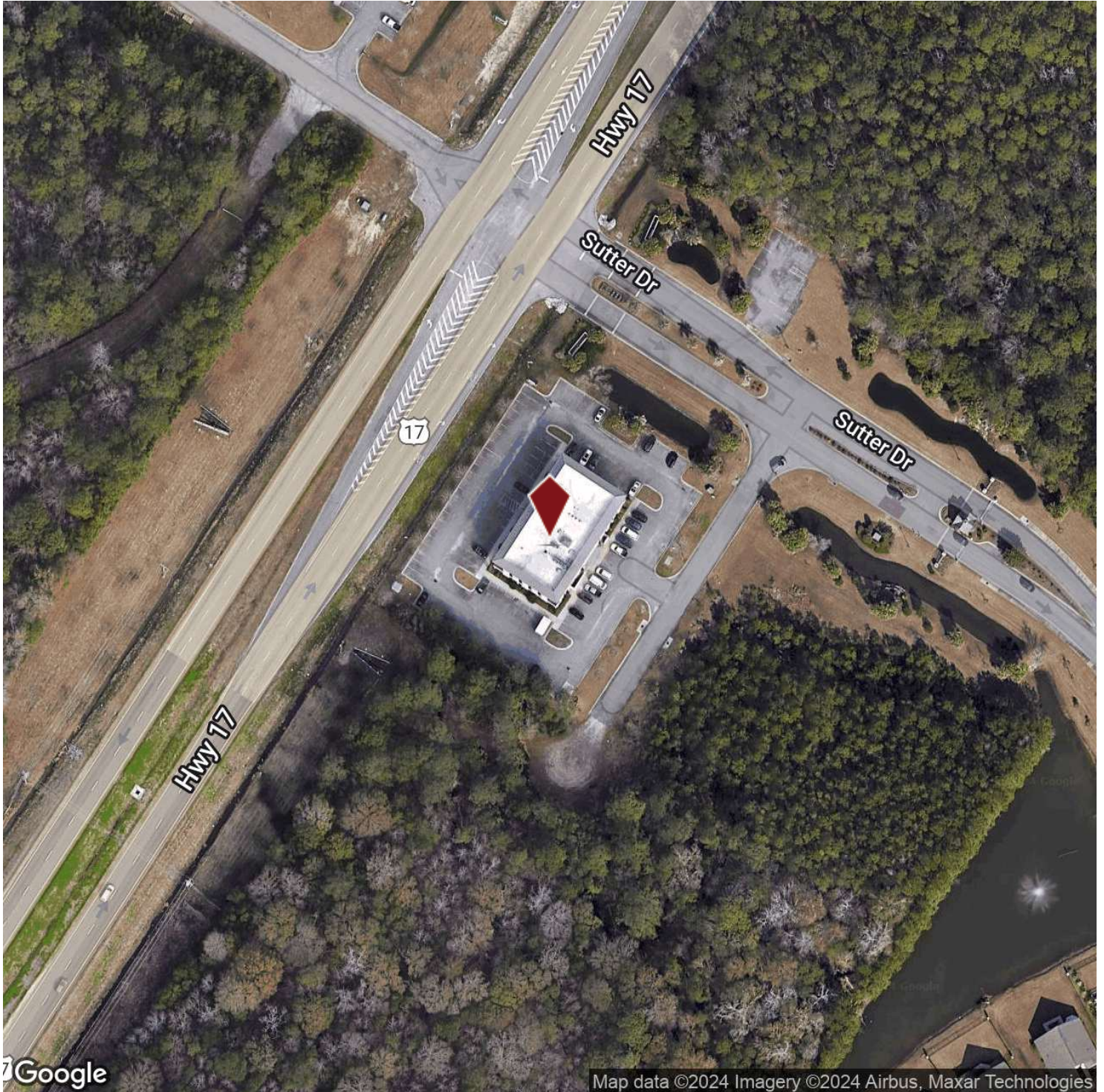
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