

Rare Downtown Rock Hill Flex Property

Event Space | Office Spaces | Commercial Kitchen | Expansion Potential

130 & 126 N ELIZABETH LN, ROCK HILL, SC 29730



KEY HIGHLIGHTS | OFFERED AT \$1,200,000

- ±6,888 SF Building
- Two Parcels | ±0.58 Acres Total
- DTWN (Downtown) Zoning
- Opportunity Zone Designation
- On-Site Parking + Expandable Land Area
- Built in 1957 | Recently Updated Roof



PROPERTY SUMMARY

An opportunity for a highly adaptable commercial asset in the heart of **downtown Rock Hill**. The property offers immediate usability for an owner-user while providing multiple avenues for supplemental income and long-term value creation. Positioned within the **DTWN zoning** district and an **Opportunity Zone**, the site supports a wide range of commercial uses with minimal development constraints.



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IDEAL USES

- Event Venue / Banquet Hall
- Catering / Food Production
- Office or Creative Workspace
- Studio / Wellness Concept
- Educational / Community Use



INVESTMENT HIGHLIGHTS

- Flexible Layout – Event space, office areas, and commercial kitchen space
- Multiple Income Stream Potential – Event rentals, kitchen leasing, office use
- Owner-User Friendly – Operate your business while generating revenue
- Expansion Potential – Additional land supports future development
- Prime Location – Walkable downtown with strong local demand
- Favorable Zoning – Wide range of permitted uses with minimal restrictions

VALUE-ADD OPPORTUNITIES

- Expand parking or outdoor event space
- Reconfigure the interior for specific business use
- Lease unused space (kitchen, offices, event areas)
- Enhance property positioning for higher revenue potential
- Develop additional improvements (subject to zoning)



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