



622
Old Trolley Rd
Unit 104

Summerville, SC
29485



2,000 SF OFFICE SPACE
IN BUSINESS CENTER

FOR SALE



Seth Stisher
843-270-2902
seth@stishgroup.com



Property Overview



LISTING SUMMARY

SALE PRICE	\$675,000
USABLE SPACE	2,000 SF
TMS	153-03-03-020
YEAR BUILT	1989
INTERIOR UPDATE	2020
PARKING	SHARED SURFACE LOT
PROPERTY SUB-TYPE	RETAIL
ZONING	Dorchester - UC-MX - Urban Corridor Mixed-Use

ADDITIONAL HIGHLIGHTS

6.5%

CAP RATE

\$43,800

ANNUAL NOI

12 FT

LOADING ROLLUP
DOOR

2,000

SQUARE FEET

PROPERTY DESCRIPTION

This 2,000 SF unit is situated in Iron Gate Business Park with high visibility on Old Trolley Road connecting Alt Route 17 to Route 642 and the Avenue of Oaks neighborhood. The unit is currently set up as a beautiful retail, event, or office space and the current tenant just signed a new three year lease with a 3% escalator each year.

The space currently includes a front show room, two offices, a half bathroom, a large back showroom/event space, and a rear delivery/loading and storage room with a 12-foot rollup door.

Plenty of surface parking is available directly in front of the unit entrance and is shared with surrounding businesses. Employee parking is also available in rear of the building.

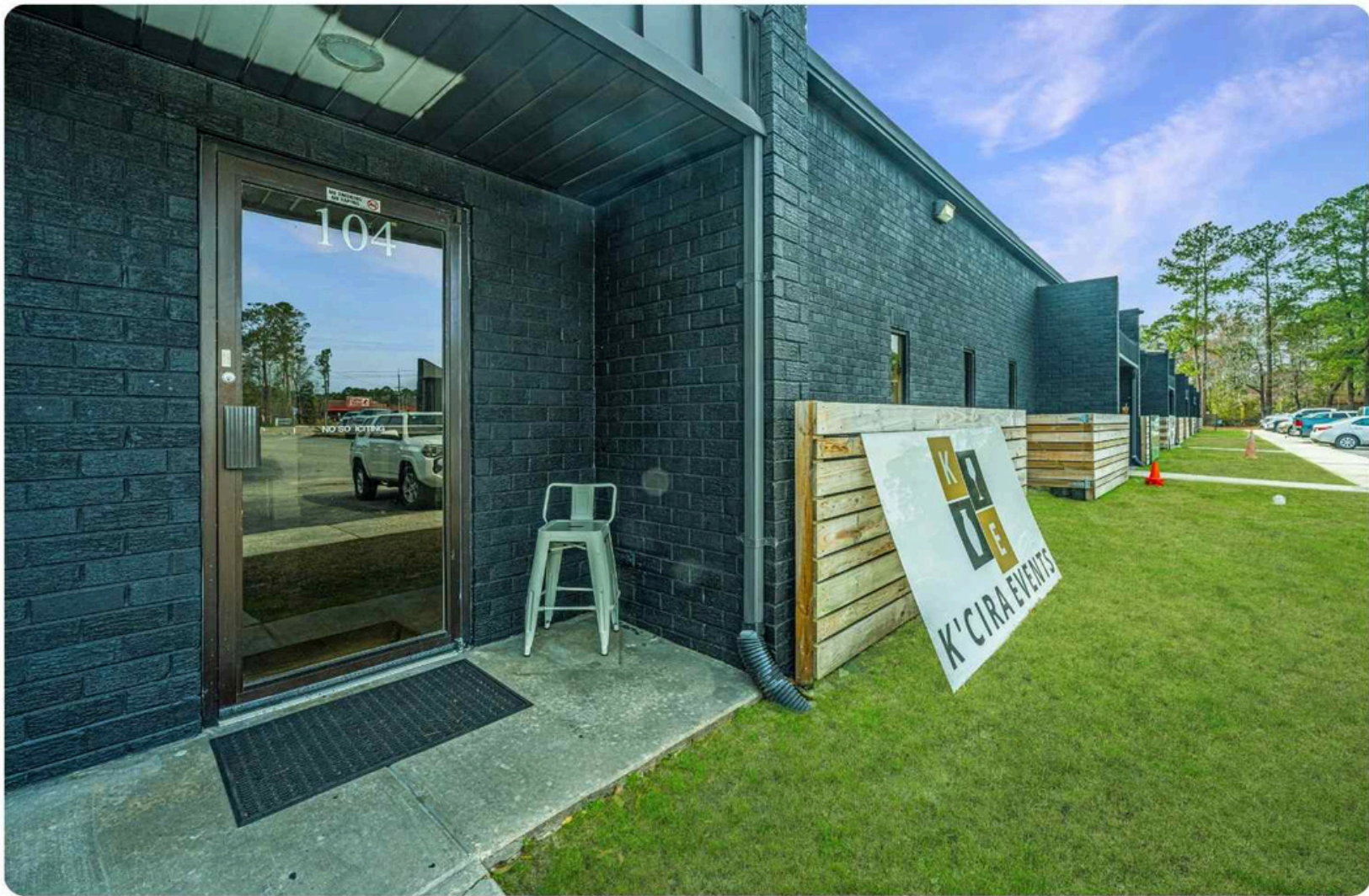
Mechanical systems were updated when building was renovated in 2020.

Seth Stisher
843-270-2902
seth@stishgroup.com



622 OLD TROLLEY ROAD, UNIT 104

Summerville, SC 29485

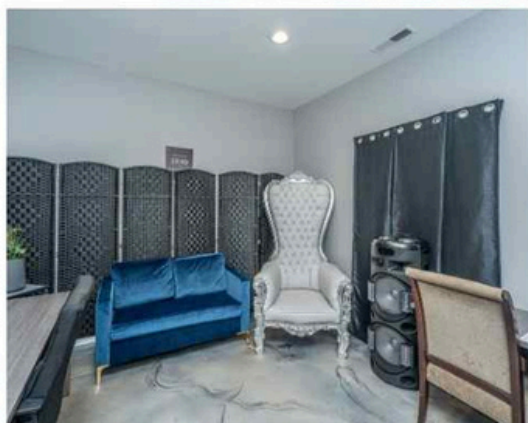
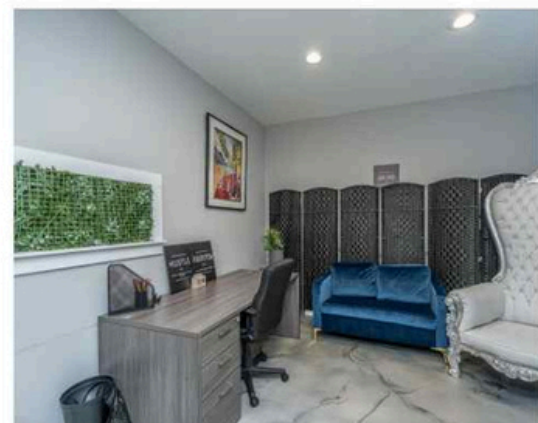


Seth Stisher
843-270-2902
seth@stishgroup.com



622 OLD TROLLEY ROAD, UNIT 104

Summerville, SC 29485

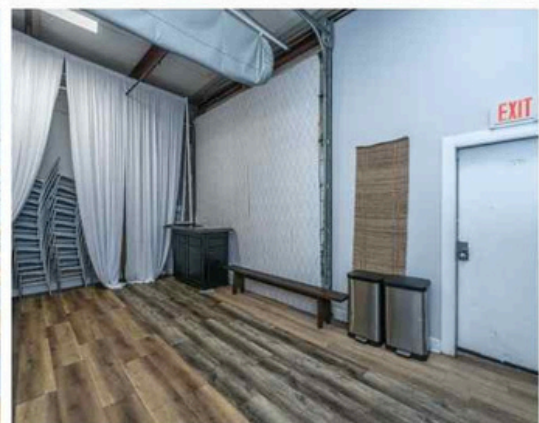


Seth Stisher
843-270-2902
seth@stishgroup.com



622 OLD TROLLEY ROAD, UNIT 104

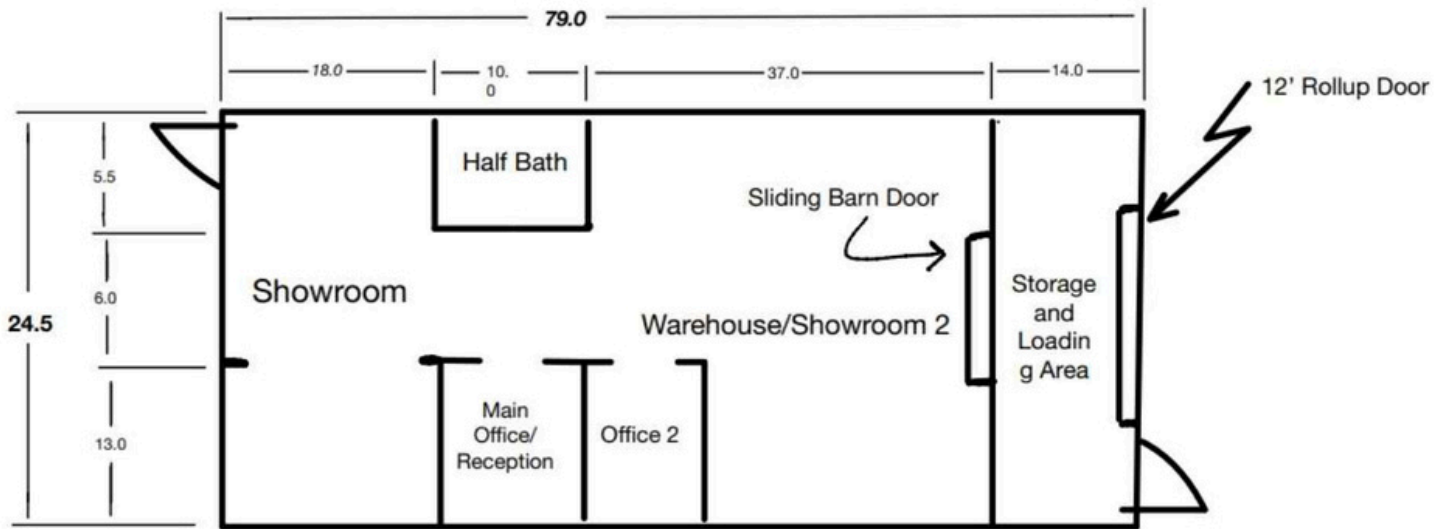
Summerville, SC 29485



Seth Stisher
843-270-2902
seth@stishgroup.com



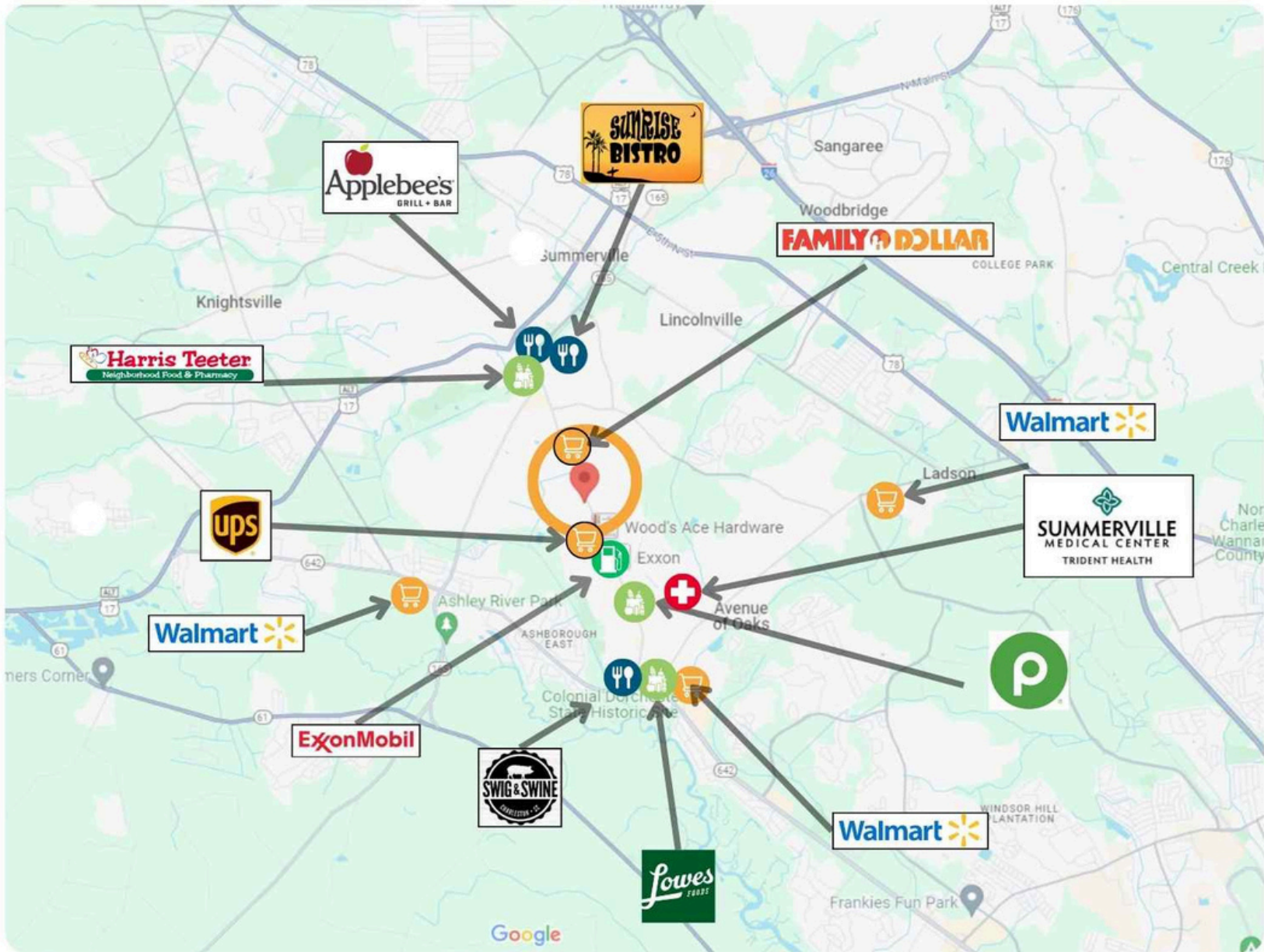
622 Old Trolley Layout



Dimensions and layup are approximate

622 OLD TROLLEY ROAD, UNIT 104

Summerville, SC 29485



Seth Stisher
843-270-2902
seth@stishgroup.com

