



2704 Highmarket St

2704 Highmarket St, Georgetown, SC 29440



Greg Edgerton

KW Commercial

4105 Liberty Hwy, Anderson, SC 29621

grege@kw.com

(704) 813-0561

2704 Highmarket St

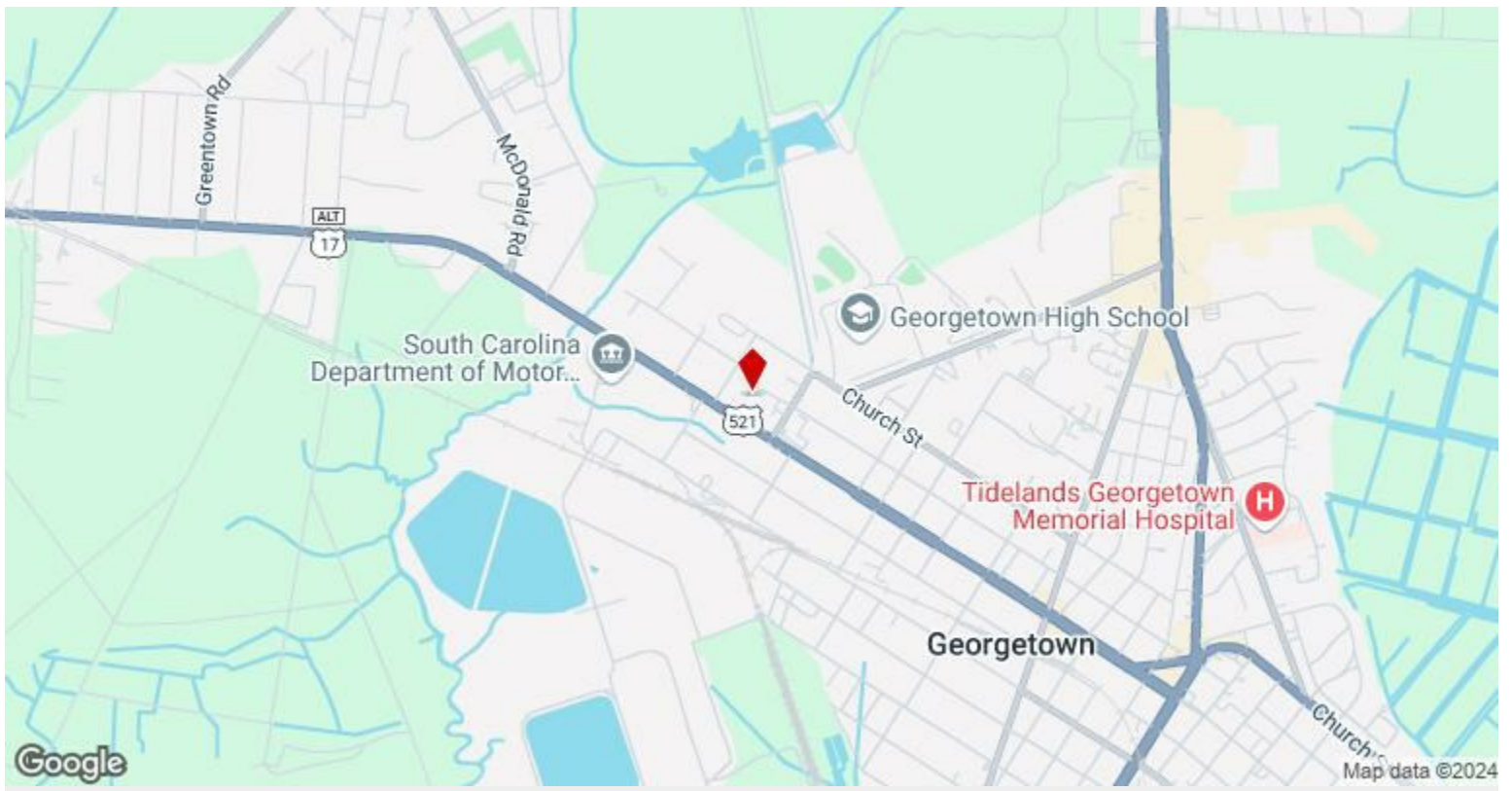
\$1,390,000

Major Price Improvements of over \$200,000!! Former group home, ADA accessible. May subdivide. 10,316 Square Feet total. 50+ parking spaces in newly sealed parking lot with 6 ft. security fence and electronic gate. Upper portion of building--Approximately 2800 Square Feet: Includes 6 offices/conference rooms with a large common area/lobby/showroom with Front and side entrance, 2 restrooms and direct access to front courtyard with privacy fence. Fully fenced parking area with electronic access gate. LVP flooring in all office areas and commercial grade carpet tiles in common areas.

Lower portion of building---Approximately 7500 Square Feet: Includes a large common area currently configured with 4 large offices/conference rooms/living areas/procedure areas. Main entrance includes a large lobby area with built-in reception desk and counter. Includes a commercial kitchen fully outfitted with 2020-2021 model year commercial appliances, hood, grease trap, etc. Fully fenced parking area with electronic access gate. Rear parking...

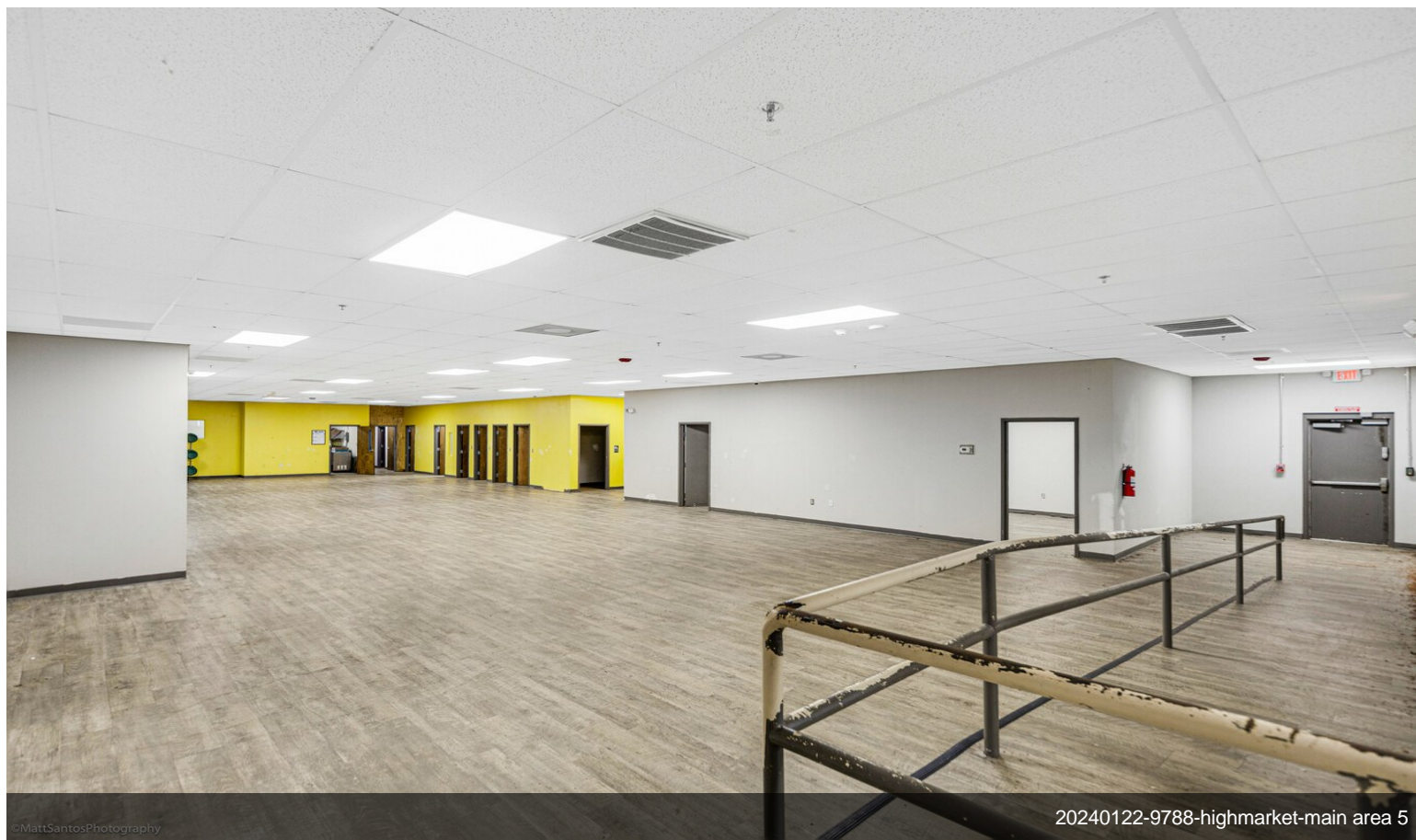


| | |
|----------------------|--------------------------|
| Price: | \$1,390,000 |
| Property Type: | Retail |
| Property Subtype: | Freestanding |
| Building Class: | C |
| Sale Type: | Investment or Owner User |
| Lot Size: | 2.40 AC |
| Gross Leasable Area: | 10,300 SF |
| No. Stories: | 1 |
| Year Built: | 1965 |
| Parking Ratio: | 5.83/1,000 SF |
| Zoning Description: | GC |
| APN / Parcel ID: | 05-0006-010-00-00 |
| Walk Score ®: | 33 (Car-Dependent) |



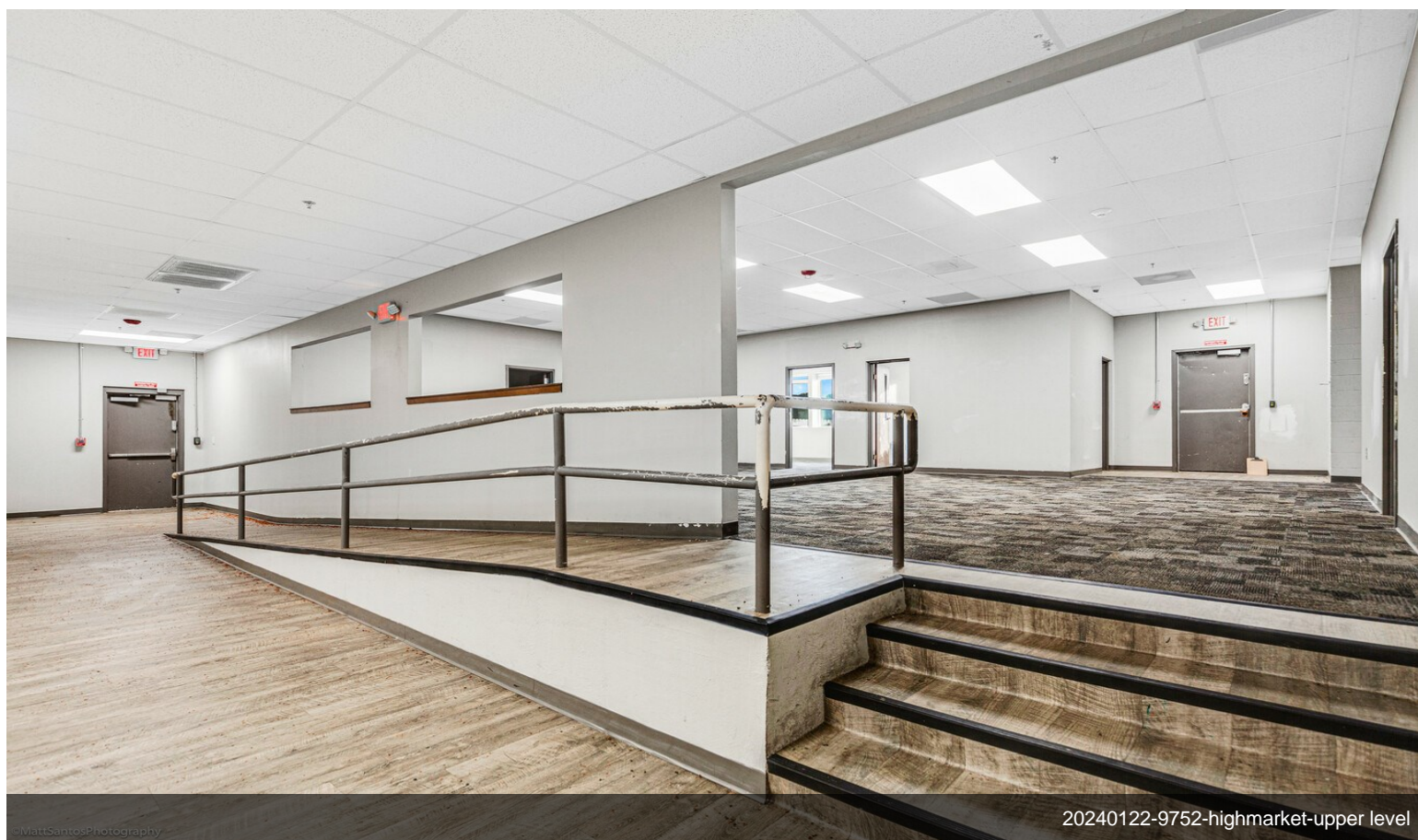
2704 Highmarket St, Georgetown, SC 29440

Property Photos



©MattSantosPhotography

20240122-9788-highmarket-main area 5



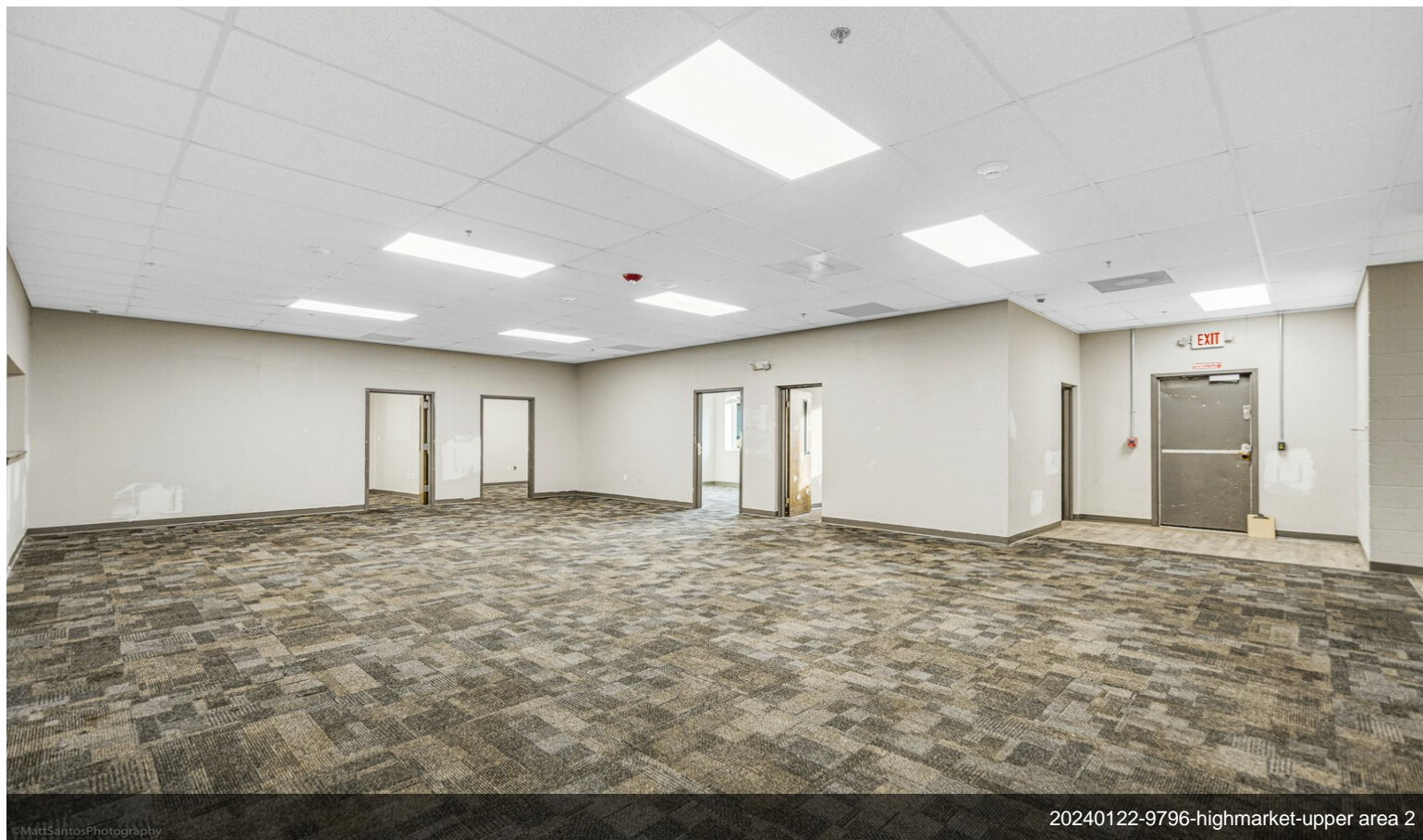
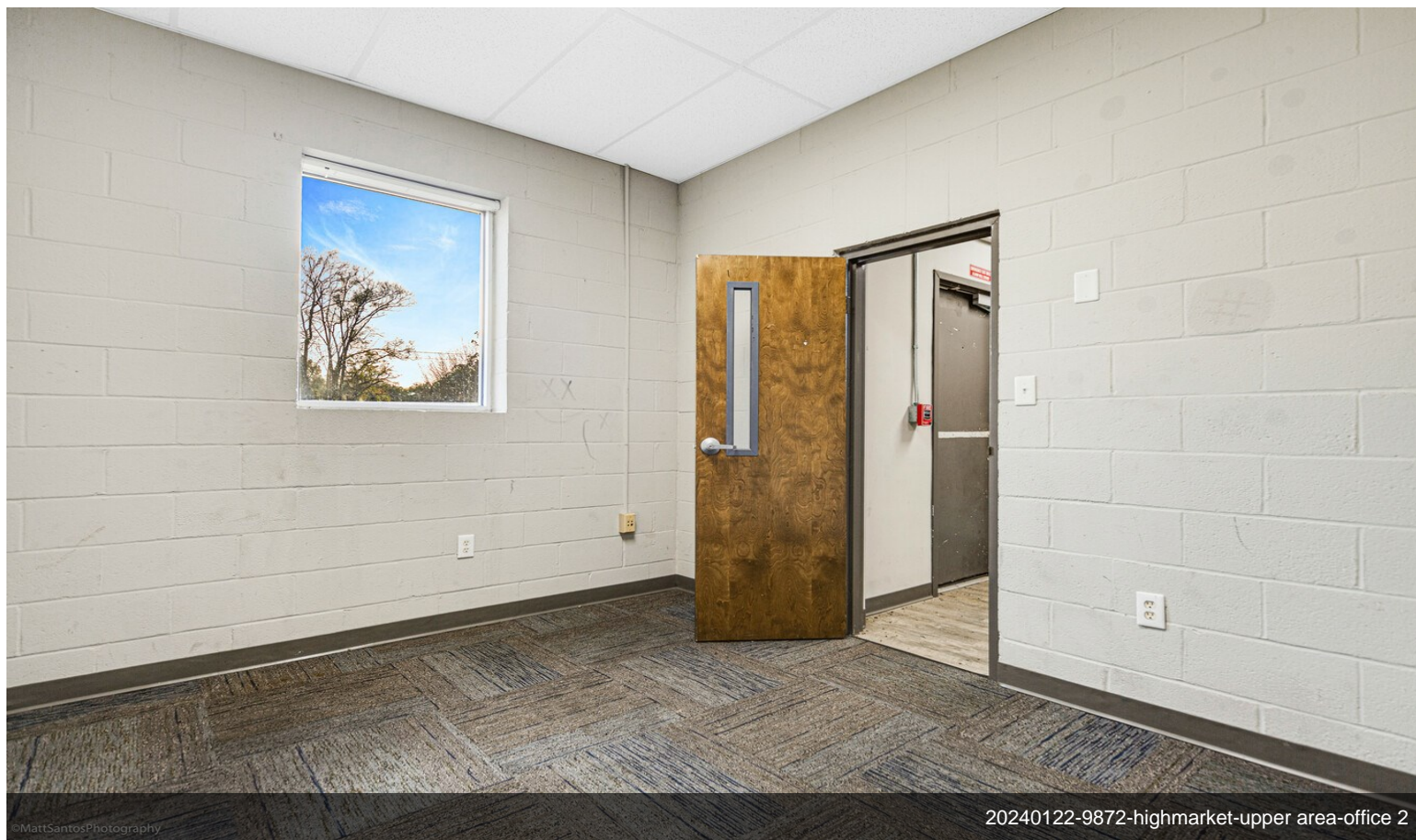
©MattSantosPhotography

20240122-9752-highmarket-upper level

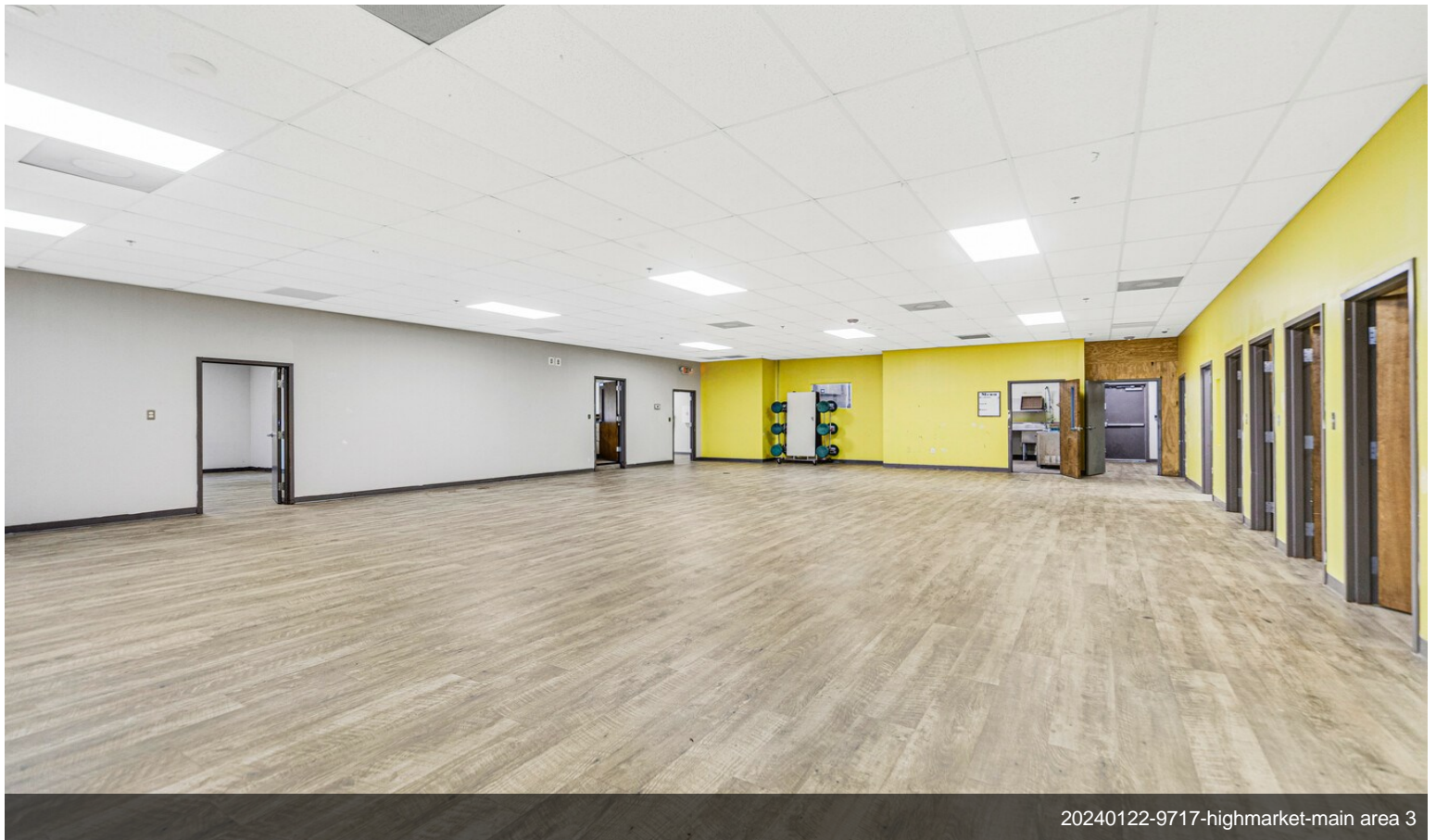
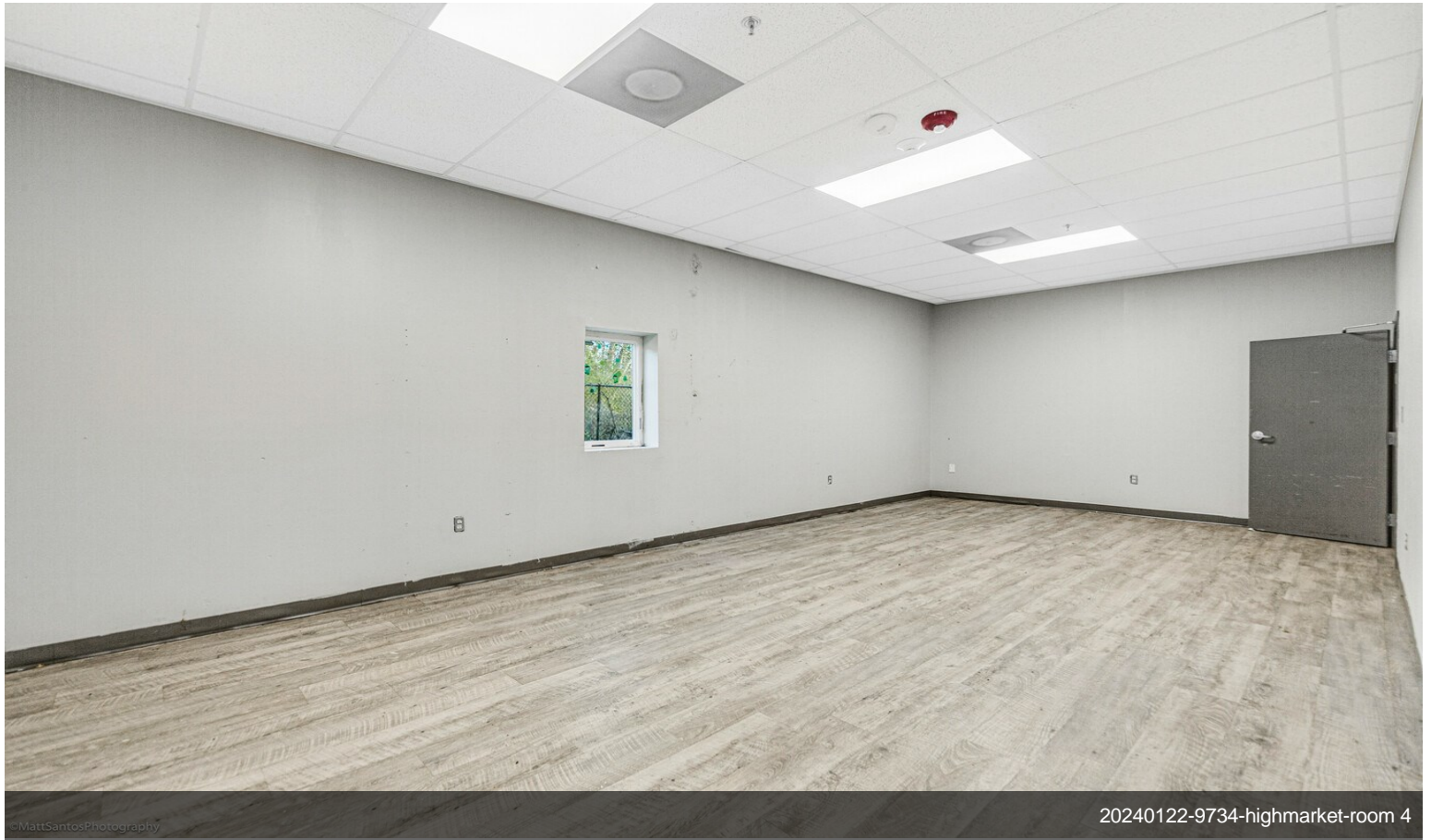
Property Photos



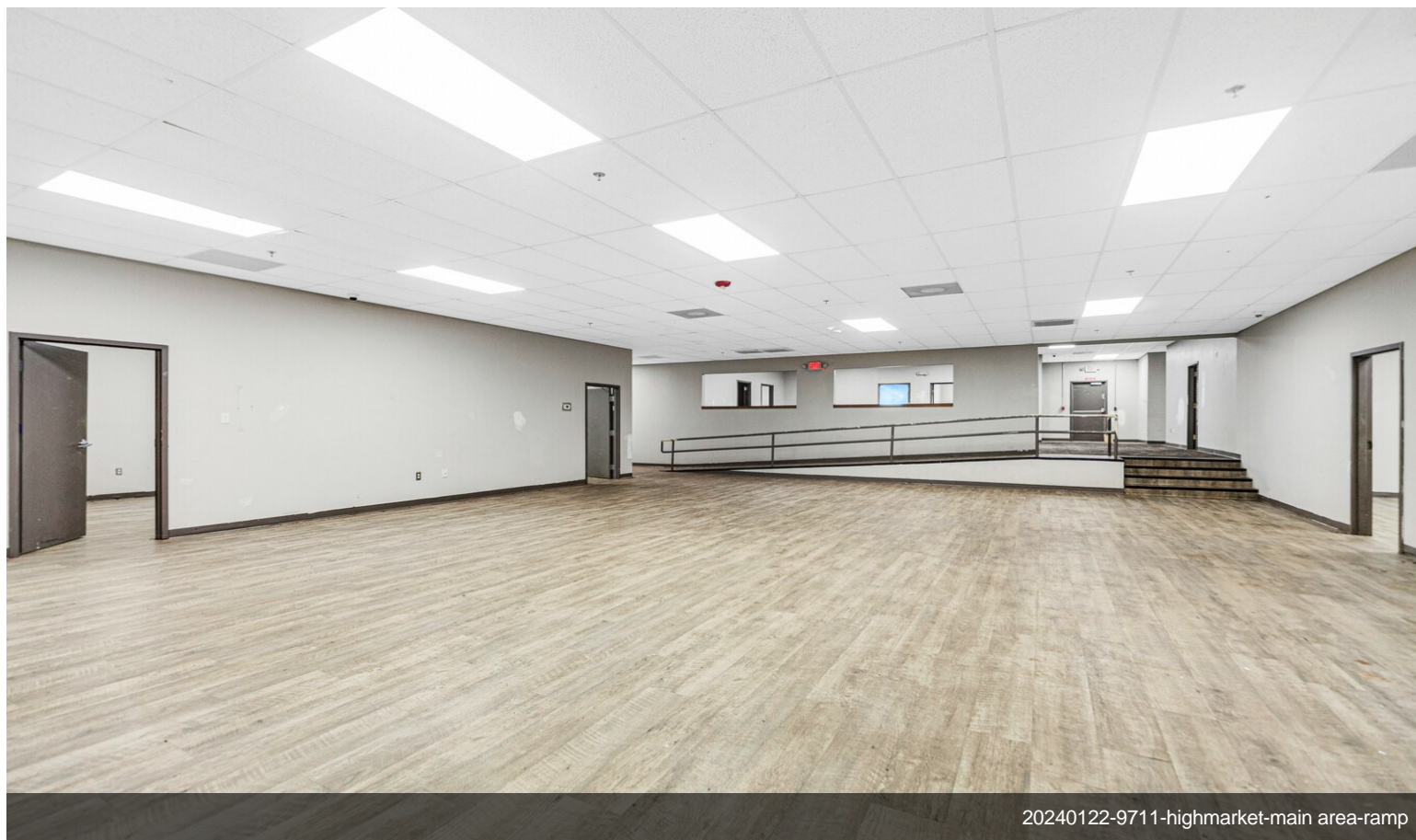
Property Photos



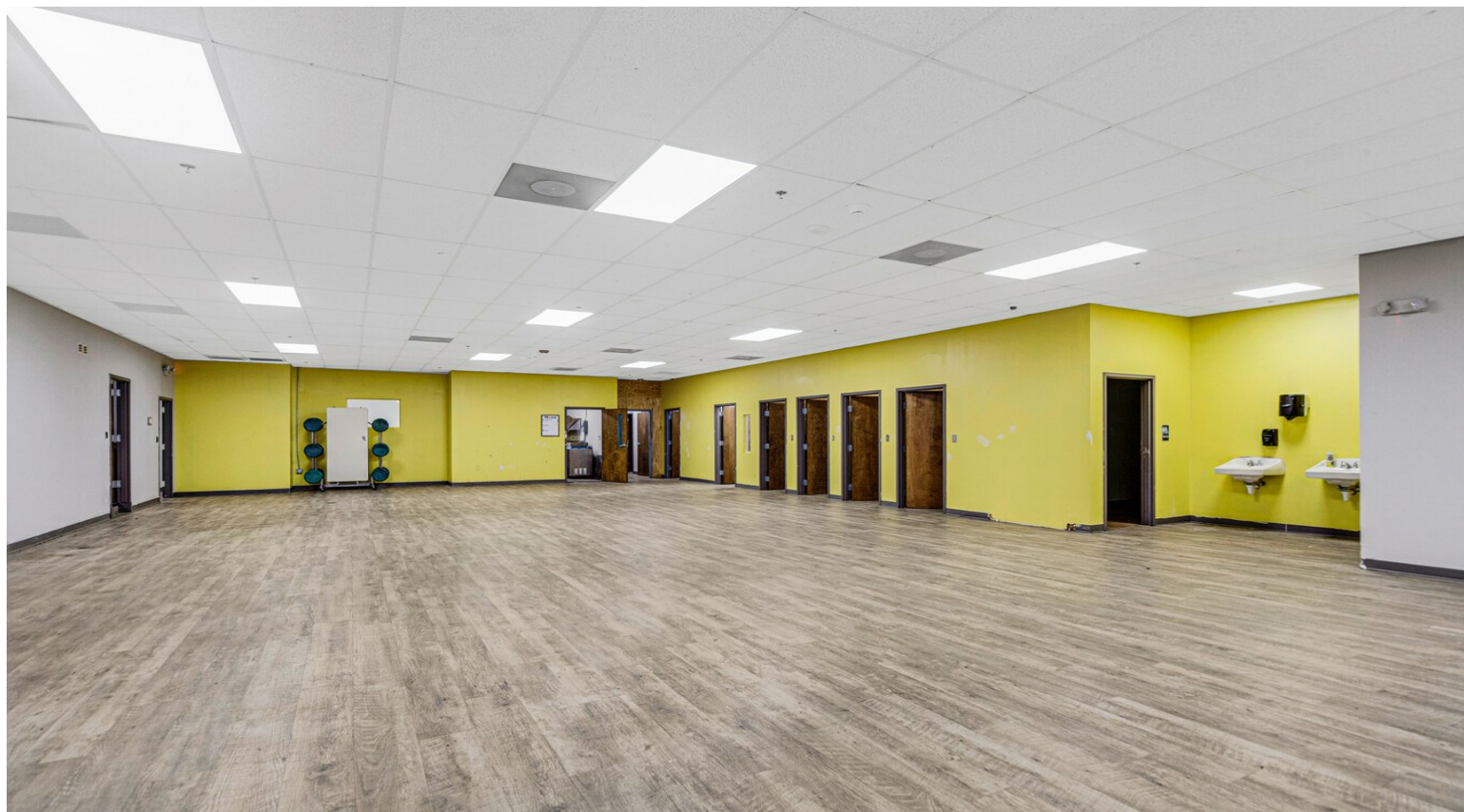
Property Photos



Property Photos

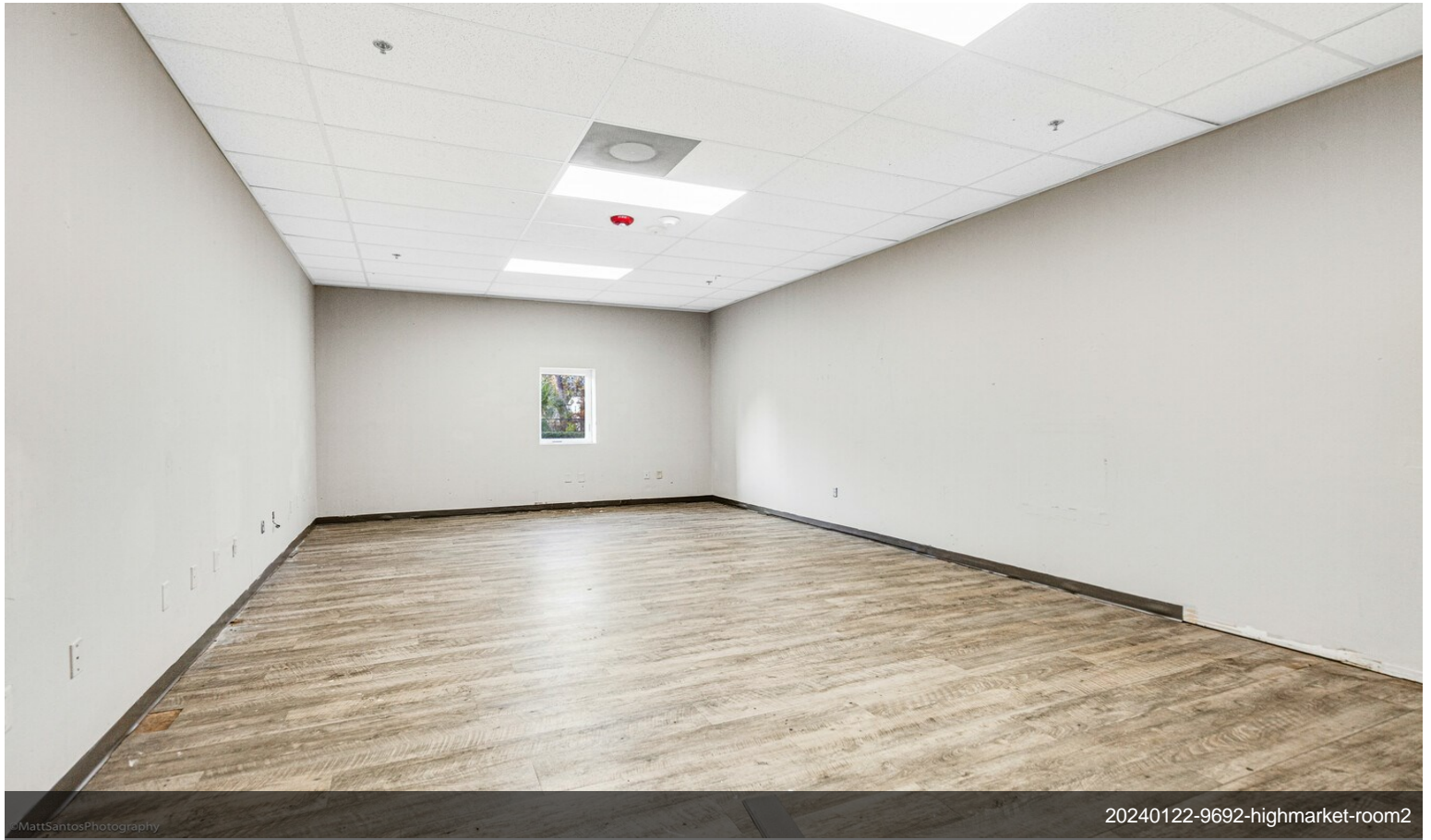


20240122-9711-highmarket-main area-ramp



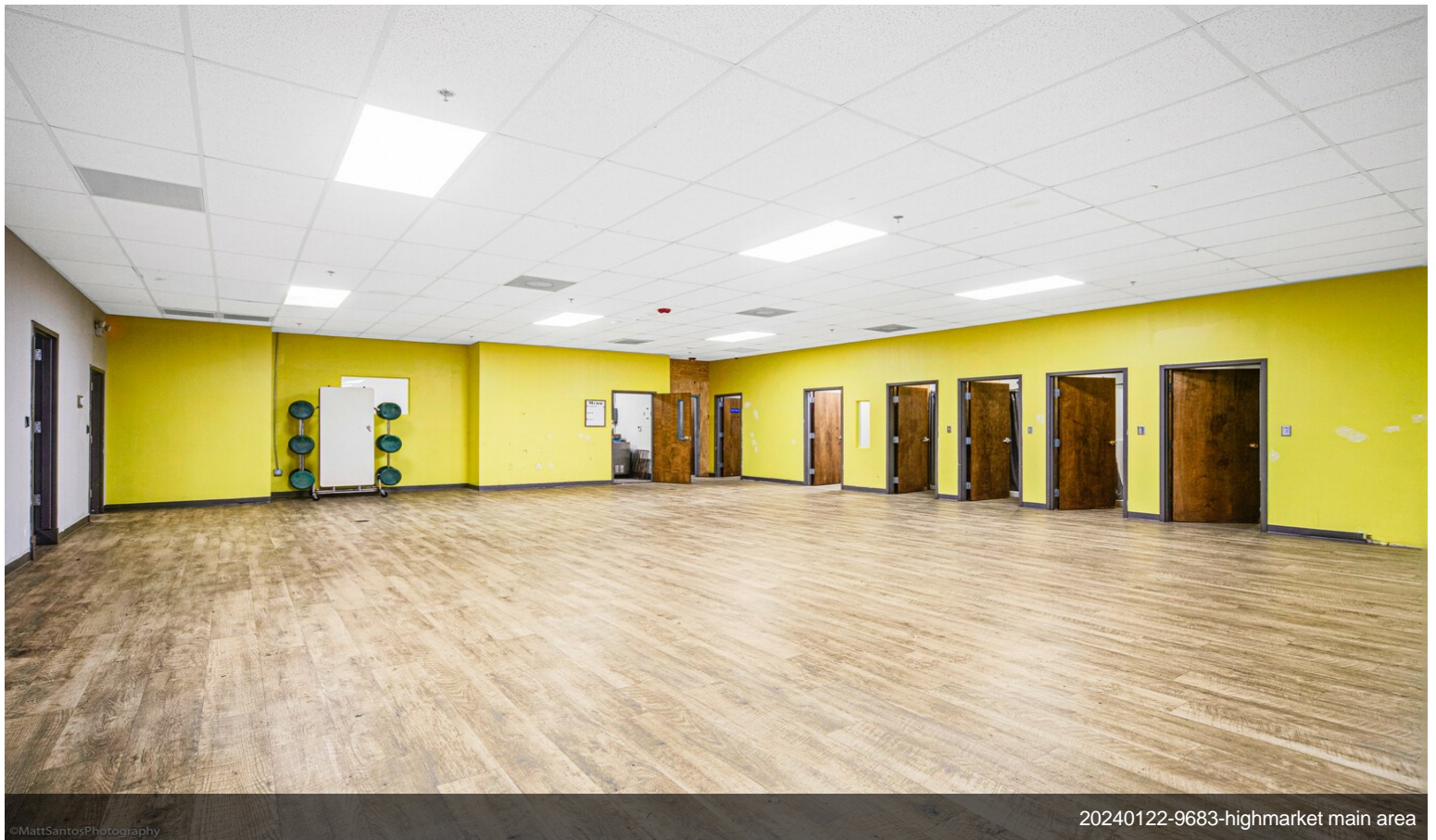
20240122-9702-highmarket-main area2

Property Photos



©MattSantosPhotography

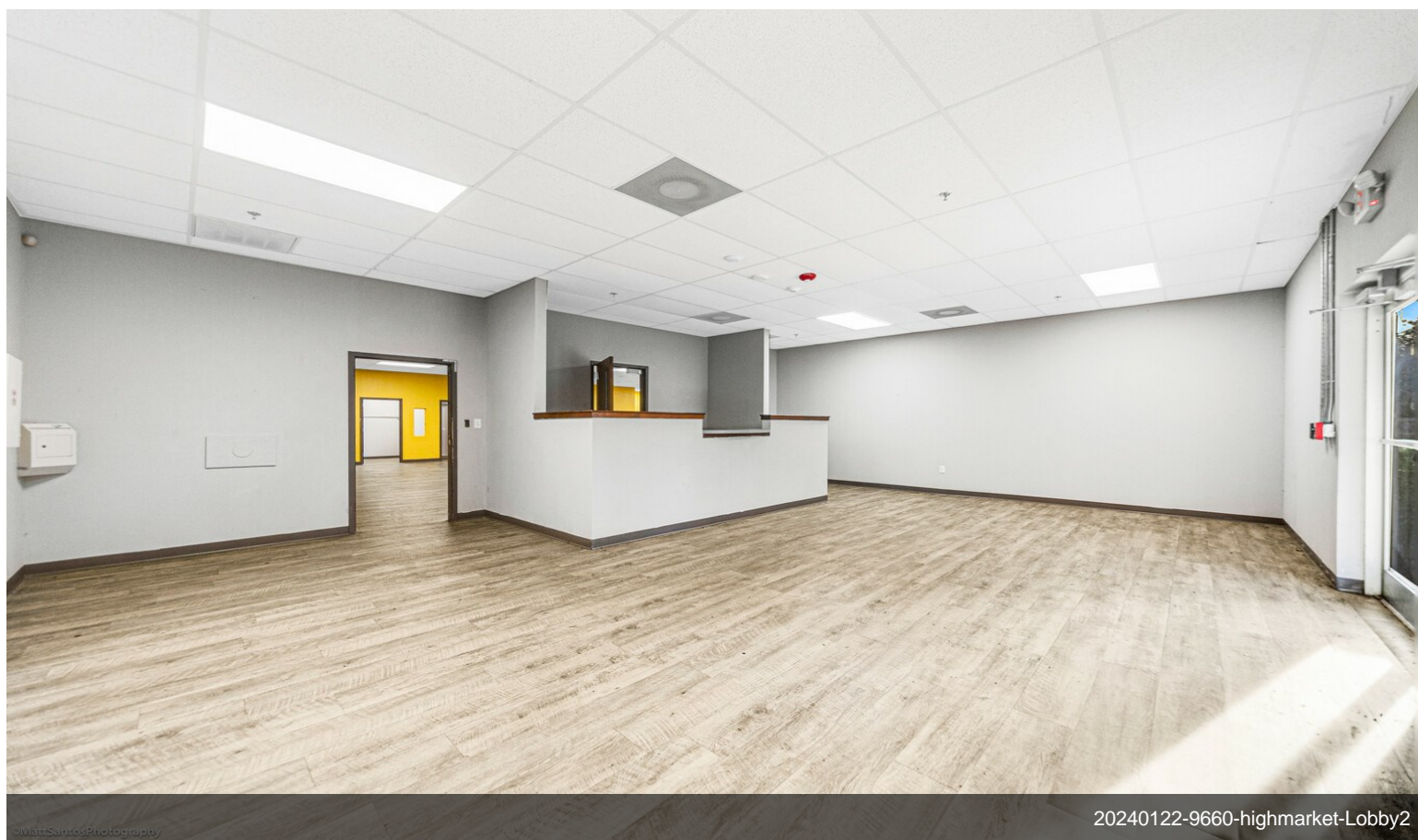
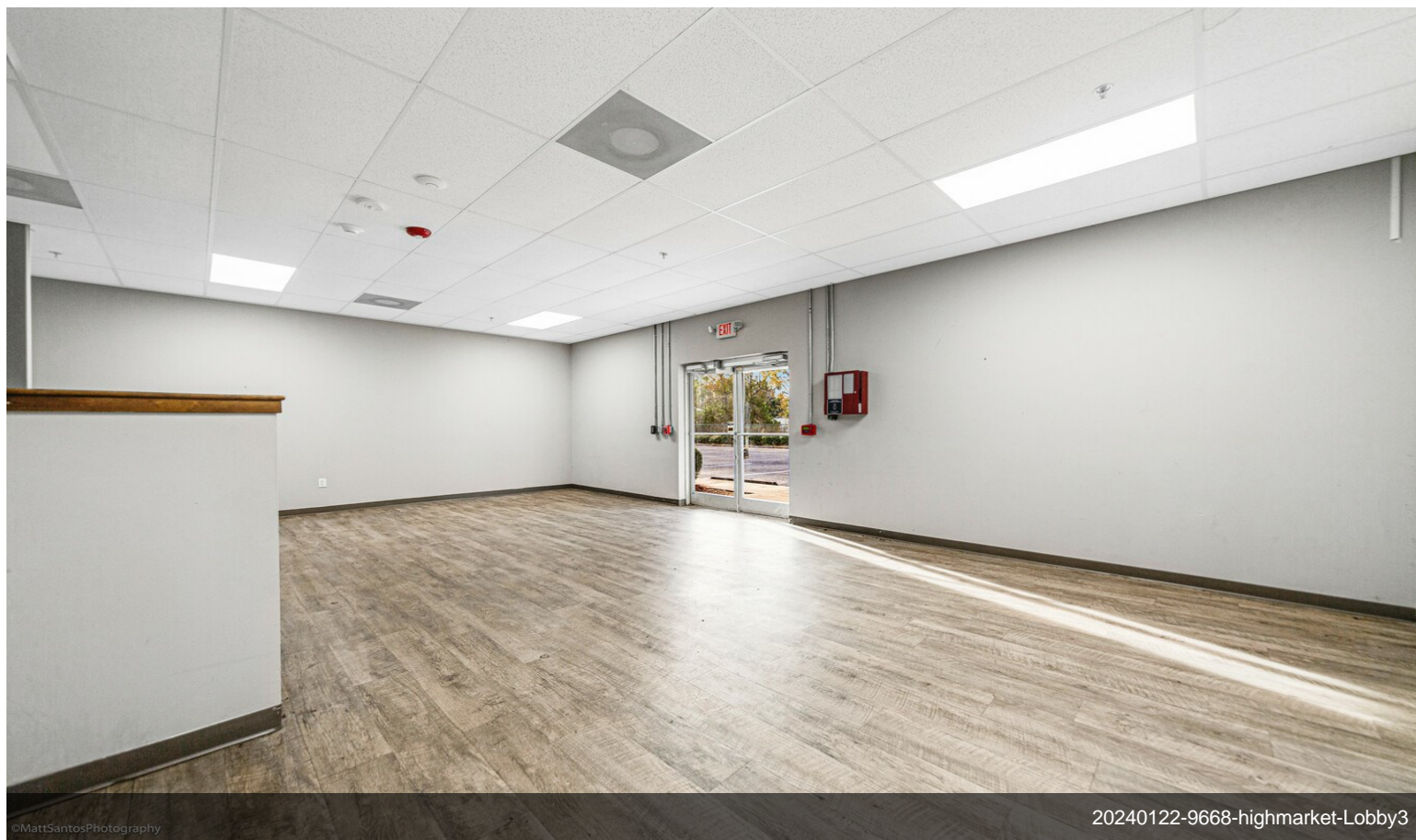
20240122-9692-highmarket-room2



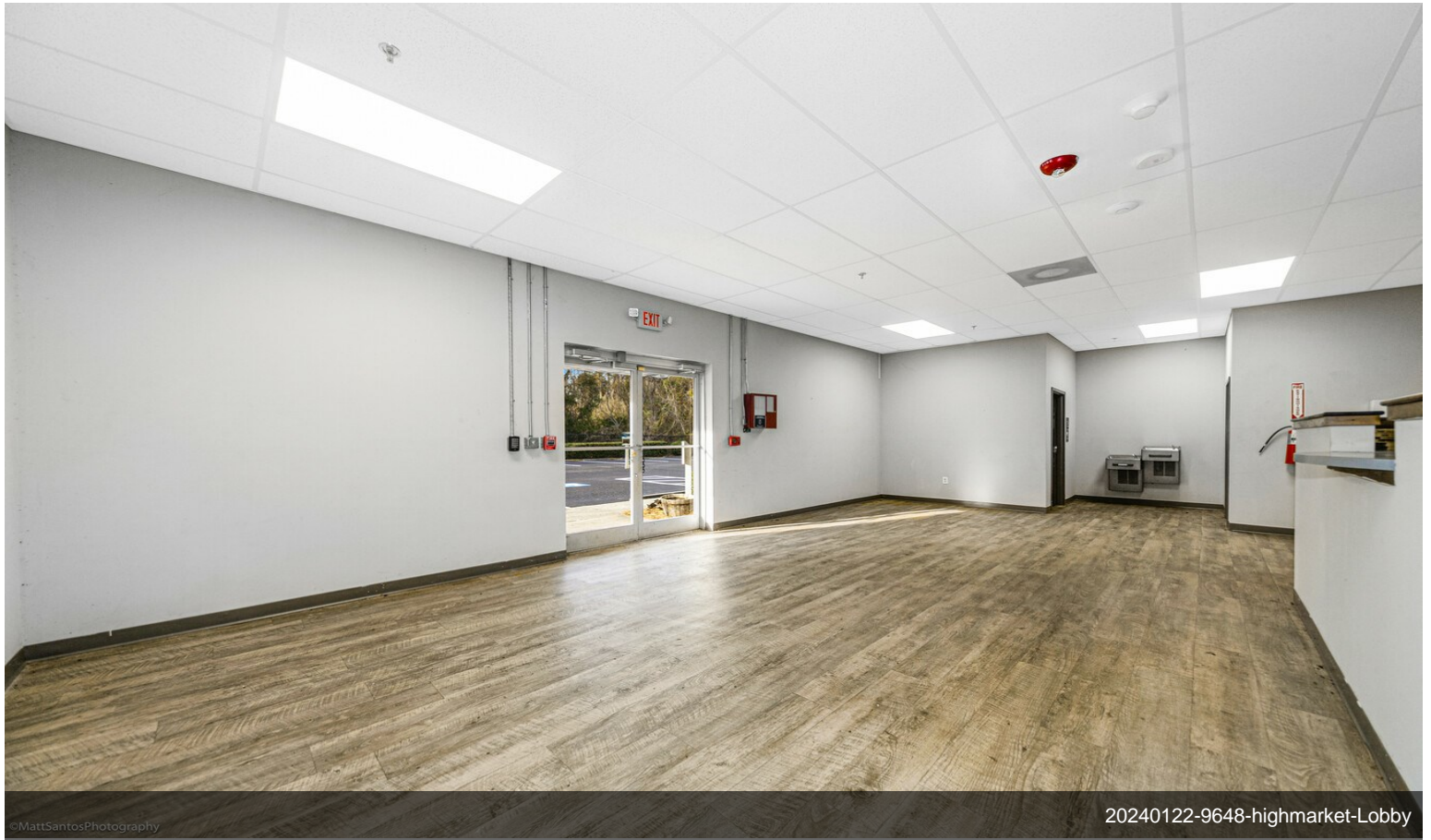
©MattSantosPhotography

20240122-9683-highmarket main area

Property Photos



Property Photos



Property Photos



©MattSantosPhotography

20240122-9592_-Highmarket Courtyard



©MattSantosPhotography

DJI_0022-DroneOverhead-4-Highmarket st

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



20231208_161826

Property Photos



Property Photos



Property Photos



20231208_161930



Other

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos

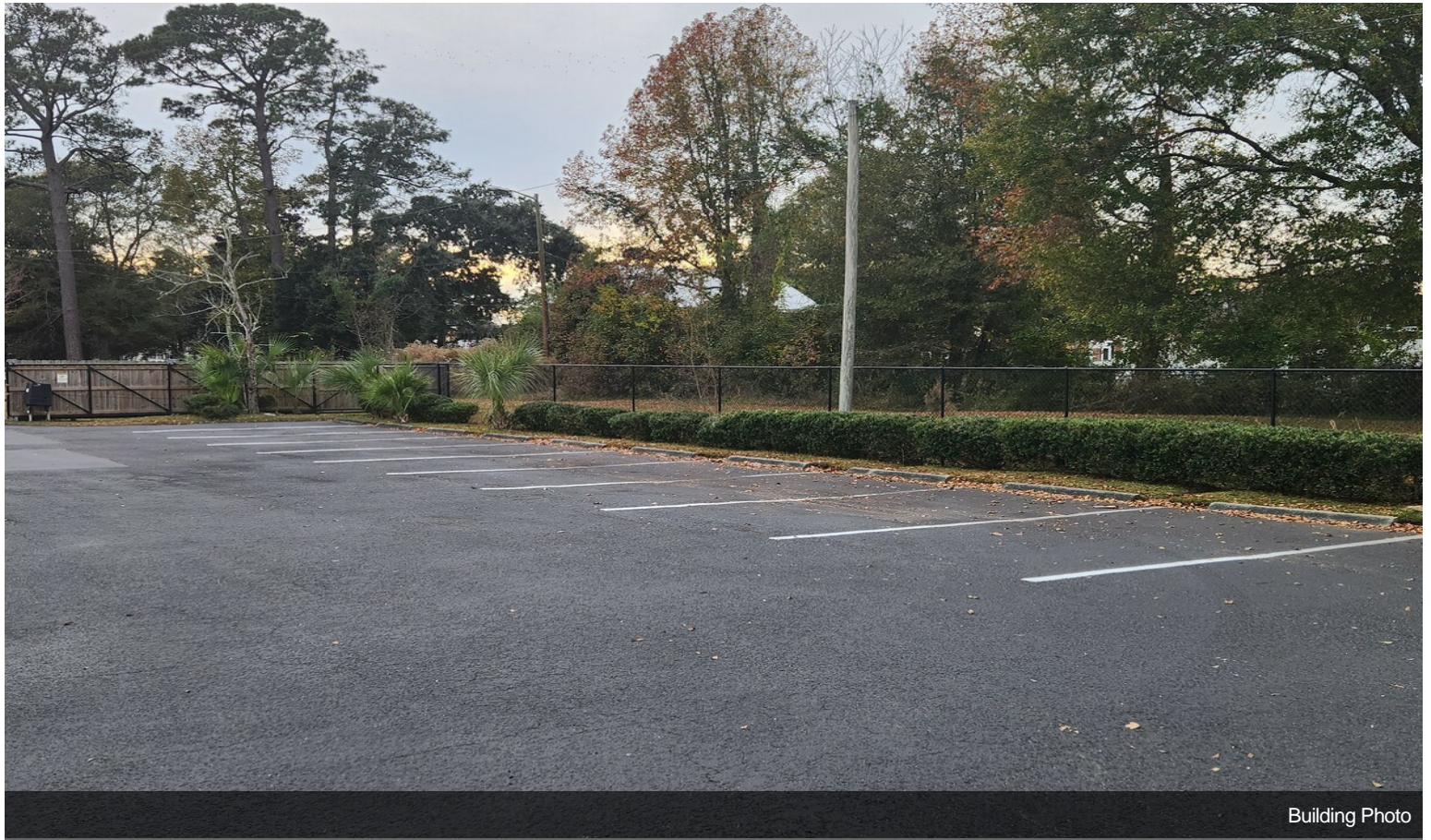


Building Photo



Building Photo

Property Photos



Property Photos



20231208_161631