



# Commercial/Industrial

**Listing Price**  
\$275,000

**Status**  
Active

**MLS # 1543399**



**3524 W Georgia Road**

**Greenville**

**29673**

In City: N

[Print/E-mail this Listing](#)

Area: 041

County: Greenville

Type: Commercial

Auction (Y/N): N

Assoc. Docs: 2

## General

<b>Ceiling Heights:</b> Eave Under 12 ft	<b>Zoning:</b>	<b>Tax ID #:</b> 0602.02-01-035.12
<b>Transaction:</b> Sale	<b>Legal Lot #:</b>	<b>Tax Year:</b> 2023
<b>Age:</b> Unknown	<b># of Acres:</b> 1.00	<b>Total Taxes:</b> \$1,130.00
<b>Approx Lot Sq Ft:</b> 47,350	<b>Appr Lot Dim:</b> 255x284x387x45	<b>Traffic Count:</b>
<b>Approx Office Sq Ft:</b>	<b>Price Per Office Sq Ft:</b>	<b>Lease Term:</b>
<b>Approx Building Sq Ft:</b>	<b>Improved (Y/N):</b>	<b>Multi-Level:</b> N
<b>Approx Warehouse Sq Ft:</b>	<b>Price Per WH SqFt:</b>	<b># of Bays:</b>
<b>Approx Other Sq Ft:</b>	<b>Price Per OTH Sq Ft:</b>	<b># of Docks:</b>
		<b># of Buildings:</b> 1
		<b># of Parking Spaces:</b>
		<b># of Rest Rooms:</b> 1

## Features

<b><u>TYPE BUSINESS</u></b> Other/See Remarks	<b><u>DOCUMENTS ON FILE</u></b> Plat/Survey	<b><u>FLOOR</u></b> Concrete Slab/Grade	<b><u>FEATURES</u></b> Drive-In Door, Other Road Frontage
<b><u>EXTERIOR</u></b> Metal	<b><u>RESTRICTIONS</u></b> None	<b><u>WATER</u></b> Public Available	<b><u>RENT INCLUDES</u></b> None
<b><u>ROAD FRONTAGE</u></b> County Road, Paved Road	<b><u>ROOF</u></b> Aluminum Coverings	<b><u>SEWER</u></b> Septic	<b><u>SPECIAL FINANCES</u></b> None
<b><u>TOPOGRAPHY</u></b> Level, Sloping	<b><u>SHOWING</u></b> Appointment Only, Occupied, Lockbox	<b><u>HVAC</u></b> None	<b><u>LEASE INFO</u></b> Building Rented
<b><u>CONSTRUCTION</u></b> Metal	<b><u>POSSESSION</u></b>	<b><u>HEATING SYSTEM</u></b> No Heat/Cooling	
		<b><u>COOLING TYPE</u></b> No Heat/Cooling	
		<b><u>SALE INCLUDES</u></b> Building(s)/Land	

## Remarks

Prime Opportunity: This 3,899 sq ft warehouse offers exceptional potential with no zoning restrictions, giving you the freedom to tailor the property to your needs. Features:

- Situated on a picturesque pond, adding unique aesthetic value.
- Equipped with electric and septic, and water hookup is available for added convenience.
- Expansive space suitable for industrial, commercial, or creative purposes.

Endless Possibilities: Whether you're looking to establish a business, expand your operations, or explore alternative uses, this unzoned property provides unparalleled flexibility. Location Advantage: Conveniently located near major thoroughfares, making it accessible while still maintaining a peaceful setting.

## Directions

Head South from 185 on Augusta Road for 2.5 miles, Turn Right onto W. Georgia Road for .3 of a mile destination will be on the right.

