

# 5880 Rivers Avenue

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## North Charleston, SC 29406



Fully Leased Investment Property for Sale:  
Medical and Professional Office  
Offered For Sale: \$2,700,000  
6.4% Cap Rate

# 5880 Rivers Avenue

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## Fully Leased Investment Property: Medical and Professional Office

### About the Property

The 2-story building is approximately 6,800 SF and sits on 1.02 AC. The first floor is approximately 4,200 SF of medical office that was renovated in 2022. The second floor is approximately 2,600 SF and is occupied by a law firm. The second floor was recently renovated in 2023 and has its own exterior gated private entrance. The property is in close proximity to I-26. The premises is highly secure, with a gated second floor entry area, video surveillance around the exterior of the property, and a separate alarm system in place for first and second floor.

### Fine Details

6,800 SF

ZONING: B-2

TMS# 472-03-00-111

YEAR BUILT: 2007

30 CAR PARKING LOT

CHARLESTON COUNTY

Fully Leased | Office in Excellent Condition | Central Location

### Sales and Marketing by:



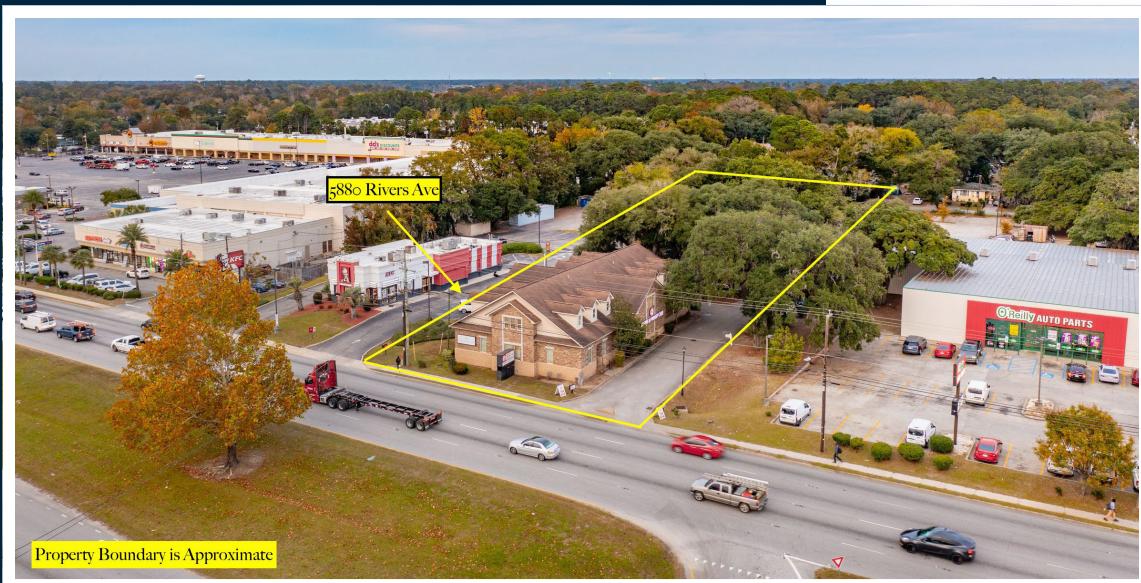
**April Curci**

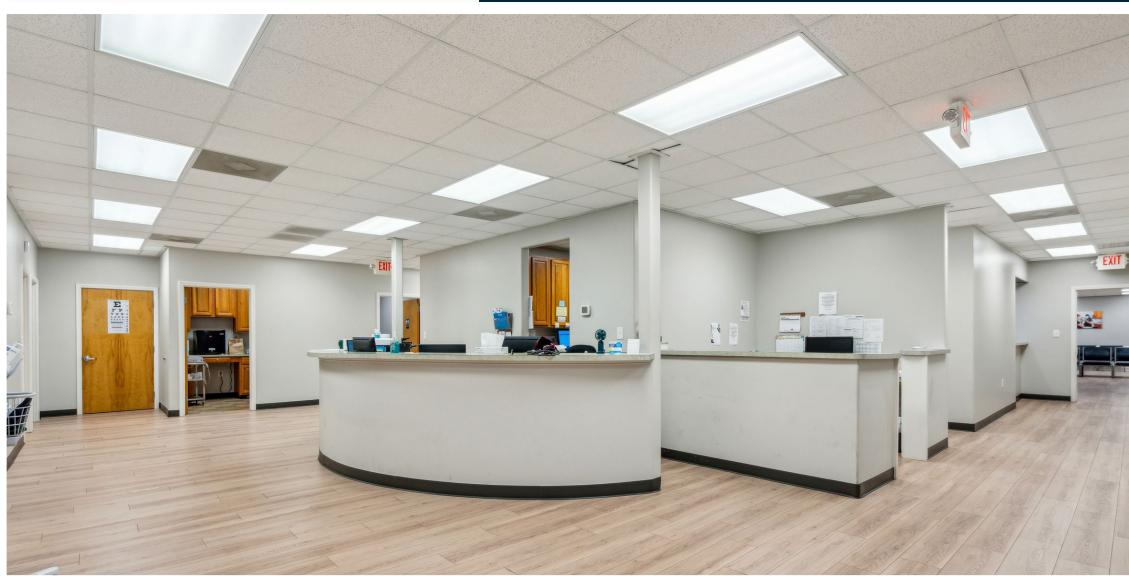
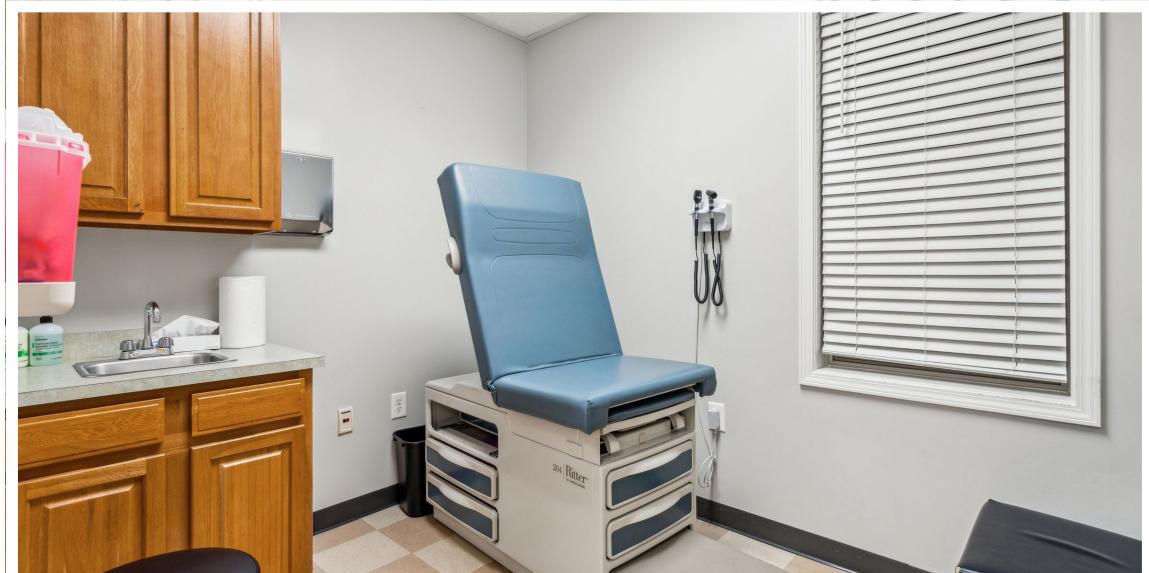
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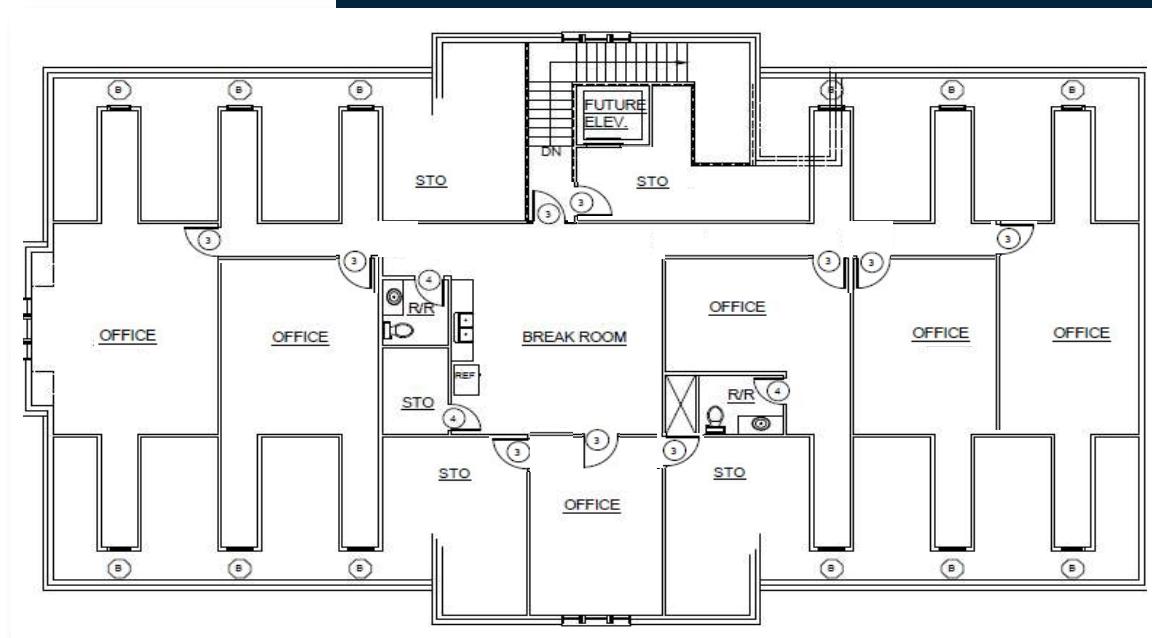
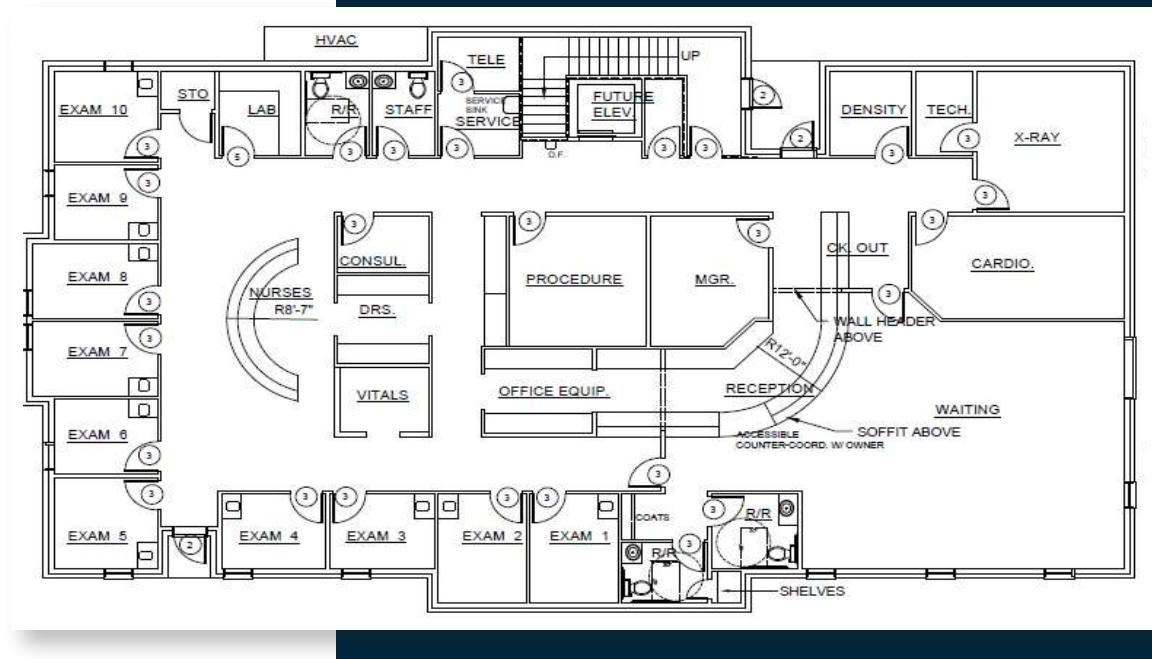
## AERIALS







## FLOOR PLAN





**Carolina One**  
Commercial Real Estate<sup>®</sup>

**Sales and Marketing by:**



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