

3 BROAD ST

Charleston, SC 29401

TOP FLOOR RESIDENTIAL
OPPORTUNITY

STABLE, DIVERSIFIED
INCOME

\$4,100,000



PROPERTY DESCRIPTION

This is the iconic Walker, Evans & Cogswell building at 3 Broad Street in Historic Downtown Charleston, South Carolina. Constructed in the 1850's, this four-story building was connected with 117 East Bay Street soon after completion to create stunning façades on both East Bay and Street Broad Streets, wrapping the approximately 11,500 square foot building entirely around the One Broad Street building. 3 Broad Street offers ground floor retail spaces on both East Bay and Broad Streets, with a variety of diverse office tenants on the upper 3 floors, generating a generous and stable income stream.

There is an opportunity to create a spectacular fourth-floor residential unit with sweeping views of the Charleston Harbor and the rooftops of Historic Downtown Charleston.



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PROPERTY INFORMATION

TAX MAP ID	458-09-03-200/201/202/203 AND 230
COUNTY	CHARLESTON
ZONING	LIMITED BUSINESS
LOT ACREAGE	0.068 ACRES
YEAR BUILT	1854
BUILDING SIZE	APPROX. 11,500 SF
NUMBER OF FLOORS	4
ELEVATOR	YES

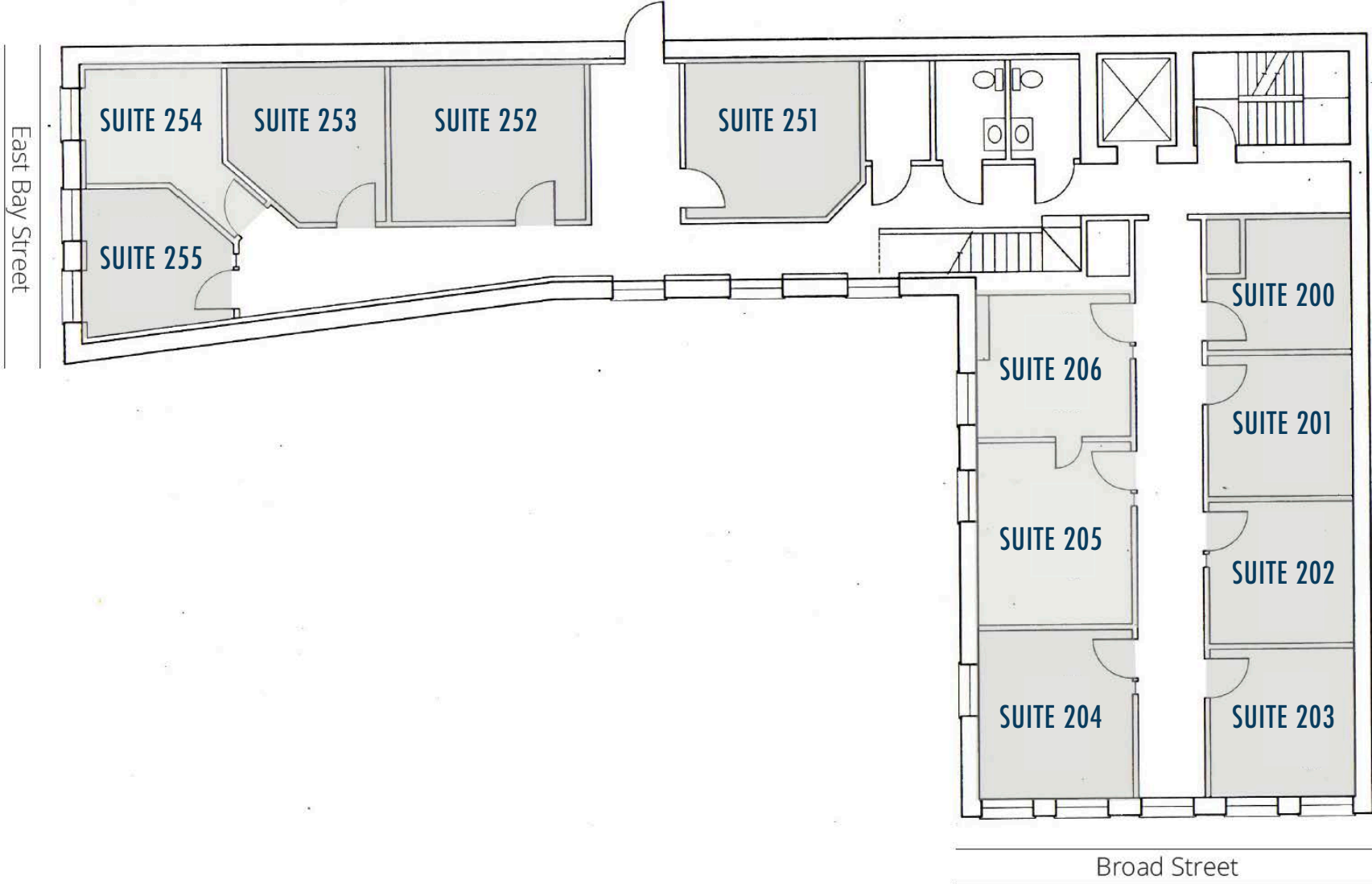


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TYPICAL FLOOR PLAN



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LOCATION



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AMENITIES



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THE WALKER, EVANS & COGSWELL BUILDING

Constructed 1853-1854

Edward C. Jones and Francis Lee, architects

“This is an Italianate, Flemish-bonded brick structure with brownstone window heads and sills. It became the principle store of Walker, Evans & Co., stationers, engravers, and bookbinders, within two years of its construction by Edward Sebring, president of the State Bank next door. In 1856 it was joined at the rear to the firm’s earlier headquarters at 117 East Bay Street. Both structures remained in use by the successor company, Walker, Evans & Cogswell, until 1982. The East Bay Street building, formerly of four full stories, boasts a post-earthquake deep pressed metal cornice and mansard roof. The structure at 3 Broad also lost its original brownstone cornice in the earthquake of 1886, after which a pressed tin cornice was added. From 1861 to 1865, the company relocated to Columbia and served as Confederate government printers.”

Jonathon H. Poston, *The Buildings of Charleston, a Guide to the City’s Architecture*, P. 55.



Contact us:

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