

FULL DETAIL - AGENT USE



MLS # 2601686
Status ACTIVE
Asking Price \$824,000
Type Quad
Class MULTI-FAMILY
Address 706 Mitchell Dr.
Address 2
City Myrtle Beach
State SC
Zip 29577
Zip 29577
Section/Subdivision Not within a Subdivision
Complex Name
Area 16G Myrtle Beach Area--Southern Limit to 10TH Ave N



CONTACT

Type of Agency	Exclusive Right to Sell	Days On Market	171
Listing Agent	Ester Esti Simantov - Cell: 843-457-9780	Agent Hit Count	210
Co-Listing Agent		Client Hit Count	18
List Team		Owners Name	Ice Cream Bear LLC
Listing Office	Own Myrtle Real Estate - Office: 516-233-0601	Update Date	1/19/2026 6:02 PM
Property Subject to the SC Vacation Rental Act	No	Construction Status	Resale
HOA Contact Name & Number		Proposed Closing Date	
Listing Service	Full Service	Price Per SQFT	\$310.94
Unique Property Identifier		Input Date	1/19/2026 6:02 PM
Floor Plans Count	0	RESO Universal Property Identifier	
		Floor Plans Update Date	

FINANCIAL

Sale/Rent For Sale
Original Price \$824,000
Est. Gross Scheduled Rent Frequency HOA Paid Does not have HOA
HOA Calculated Monthly \$0
Est. Operating Expense

GENERAL

Number of Units	4	Elementary School	Myrtle Beach Elementary School
#Efficiency		Middle School	Myrtle Beach Middle School
Efficiency-Rent Range		High School	Myrtle Beach High School
#1 Br. Units		MLS Approved Lockbox	No
1 Br. Units - Rent Range		4 Sided Lot Measurement	
#2 Br. Units	4	Approximate Year Built	1998
2 Br. Units - Rent Range		Stipulation of Sale	None
#3 Br. Units		Conforming (Y/N)	Yes
3 Br. Units - Rent Range		Zoning	muh
#4 Br. Units		TMS/PIN#	44311020129
4 Br. Units - Rent Range		2nd TMS/PIN #	
Living Area Source	Public Records	3rd TMS/PIN #	
Previous Tax Map#	1811401020	Associated Document Count	1

FEATURES

Unit1	Unit3	Exterior Finish	Showing Instructions
2 Bedroom	2 Bedroom	Brick Veneer	Appointment only
1 Bathroom	1 Bathroom	Foundation	Occupied
Refrigerator	Refrigerator	Slab	See Agent Remarks
Dishwasher	Dishwasher	Utilities Available	Documents on File
501-750 SqFt	501-750 SqFt	Electricity	Financial Details
Unit2	Unit4	Sewer	Utilities Owner Pays
2 Bedroom	2 Bedroom	Water Public	Water/Sewer
1 Bathroom	1 Bathroom	Lot Location	Lease Terms

FEATURES

Refrigerator	Refrigerator	East of Bus. 17	Yearly
Dishwasher	Dishwasher		
501-750 SqFt	Under 500 SqFt		

SOLD INFORMATION

Sold Price	Contract Date
How Sold	Closing Date
Selling Agent	Sellers Concession
Sell Team	Total Sq Ft 2912
Selling Office	
Total Heated Sq Ft 2650	
Sold Price Per SQFT	

AGENT TO AGENT REMARKS

Agent to Agent Remarks High-income potential with short-term rental capability Residential property – FHA eligible Four (4) separate electric meters for easy tenant billing Annual property taxes: \$9,902.64 | Insurance: ~\$5,000 Steps from the beach – prime location for occupancy and rental demand Low-maintenance brick construction built for long-term cash flow

PUBLIC REMARKS

Public Remarks PRIME MONEY-MAKING OPPORTUNITY! This 4-unit brick property is built for cash flow with low maintenance and long-term durability. Located in the heart of Myrtle Beach, it's a perfect setup for high-performing Airbnb income or strong long-term rentals. Each unit has its own electric meter, qualifies for FHA financing, and is just minutes from the beach, shopping, and attractions. A rare chance to secure a true income-producing asset!

DRIVING DIRECTIONS

Driving Directions

SHOWING INSTRUCTIONS

ShowingTime Instructions Contact the property management at 843-653-1720, Danial, text or call

ADDITIONAL INFO

Picture Count	7	Listing Date	1/19/2026
Display on Internet	Y	HotSheet Date	1/19/2026
Display on Realtor.com	Yes	Update Date	1/19/2026
VOW Include	Yes	Status Date	1/19/2026
VOW Address	Yes		
VOW Comment	Yes		
VOW AVM	Yes		
Last Photo Update Date			
Input Date	1/19/2026 6:02 PM		
Off Market Date			
Price Date	1/19/2026		

LOCATION

Primary School	Intermediate School
Search By Map	Geocode Quality Manually Placed Pin
County Horry	

LEGAL DESCRIPTION

Legal Description Yaupon Circle; Lt 4 Bl 13

ADDITIONAL PICTURES





DISCLAIMER

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