



**313 N. MAIN ST • SIMPSONVILLE, SC • 29681**

**Stephen Ahnrud**  
stephen.ahnrud@svn.com  
404.272.0054

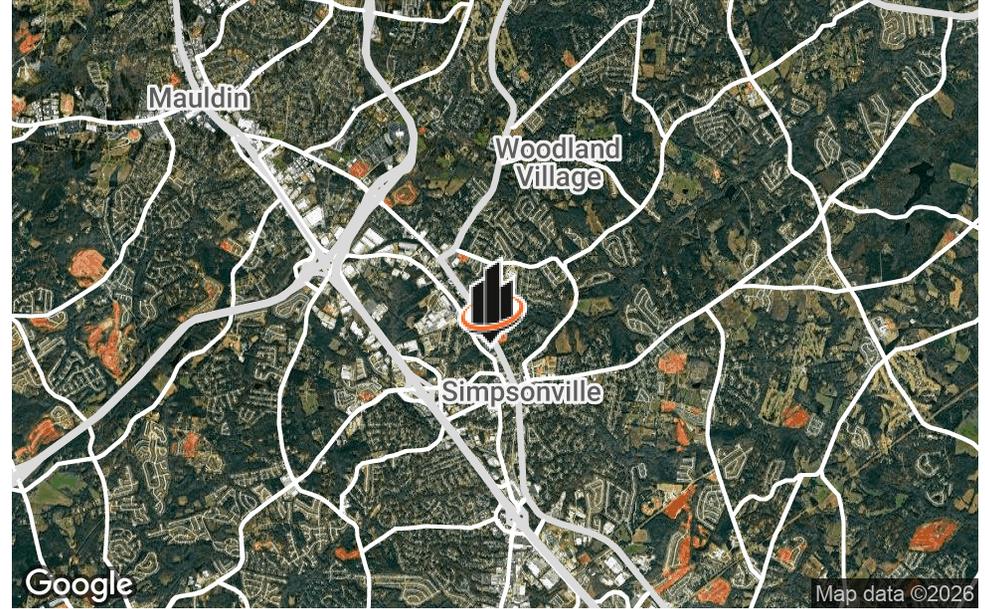
**Rod Suarez**  
rsuarez@blackstreamcre.com  
864.905.0448

**Nick Hammett**  
nick.hammett@svn.com  
864.414.0560

**Brady Brannon**  
brady.brannon@svn.com  
864.714.2670



# PROPERTY SUMMARY



## VIDEO

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,995,000
<b>LOT SIZE:</b>	2.39 Acres
<b>BUILDING SIZE:</b>	24,000 SF

### PROPERTY HIGHLIGHTS

- Renovated in 2013
- Prime location in Simpsonville
- Modern and attractive space
- High visibility
- Easy access for tenants
- Versatile usage options
- Strategic investment opportunity
- Meticulously maintained property

## PROPERTY DESCRIPTION



313 N MAIN STREET | Simpsonville, SC 29681

## PROPERTY DESCRIPTION

We are excited to bring this immaculate and exceptional 24,000 SF building located in Simpsonville to market. Renovated in 2013, this meticulously maintained property offers a modern and attractive space for a diverse array of purposes. With a C2 zoning designation, it provides versatile usage options for potential investors. Located in the heart of Simpsonville, this property benefits from high visibility and easy access, making it a strategic choice for various building investors, medical facility etc. Don't miss out on the opportunity to acquire a strategically positioned commercial space in this high-growth market.

## LOCATION DESCRIPTION

Discover the dynamic community surrounding this prime commercial property in Simpsonville, SC. Situated amidst a thriving business environment, the location offers very close proximity to downtown Simpsonville with its charming array of shops, restaurants, and entertainment venues. Nearby, investors will find Simpsonville's City Park, perfect for outdoor gatherings and team-building activities. The area also boasts a burgeoning residential population, providing a rich talent pool for potential tenants. With its strategic position in this vibrant locale, the property represents an exciting opportunity for office, medical office, religious facility for investors seeking a high-growth market with ample amenities and community appeal.

**ADDITIONAL PHOTOS**



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**BLACKSTREAM**

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