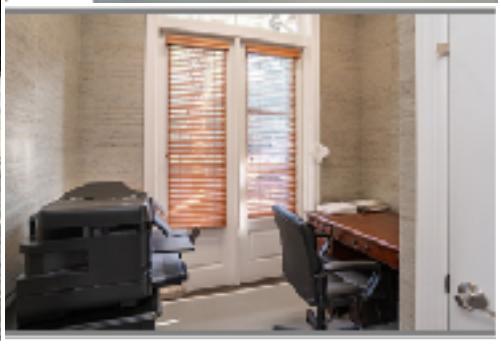


12 Celadon Dr, Beaufort Offered At \$1.87 Sf

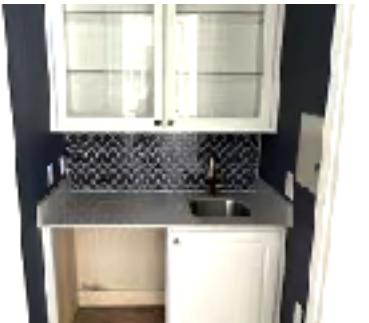


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Address: 1 Professional Dr, Ste 7
Port Royal, SC 29935

The property at 12 Celadon Dr, Beaufort, SC 29907 is a versatile, two-story building in the professional area of the prestigious Celadon community. Classified as storefront retail/office space, suitable for a range of professional or commercial uses.

- Located on Sams Point Rd, it offers convenient access to downtown Beaufort, St. Helena, and Port Royal. 10 minutes to Beaufort Hospital & the Naval Hospital.
- Each floor is approx. 1200 sf on a .30 acre lot with ample parking spaces.
- The building is set up to accommodate 1 large user, or two separate users with secured access to both spaces.
- Each floor is beautifully appointed with high ceilings, abundant natural light, multiple offices, private restrooms, and lovely balconies overlooking a park like setting.



Modified gross with owner responsible for property taxes and insurance. Tenant improvements available for 2nd floor with longer term lease.

- 24 hour access
- security system
- High traffic count signage
- recessed lighting
- central heating & a/c
- Wi-Fi
- storage space

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