



Commercial Or Live/Work Opportunity In Downtown Bluffton
5 Blue Crab Street
Bluffton , South Carolina 29910

Property Highlights

- Located in the heart of Bluffton, 5 Blue Crab Circle presents a rare opportunity to acquire a +/- .19 infill parcel within the Town's Historic District.
- Strong fit for boutique office, retail or live/work opportunity in Downtown Bluffton.
- The property offers immediate access to the Promenade and Old Town Bluffton's mix of restaurants, retail and professional office users.
- With flexible Neighborhood General - Historic District (HD) zoning, the site is ideally suited for office, specialty retail, or live/work concept in on of Bluffton's most supply constrained submarkets.
- All utilities to the site including water, sewer and power.

Offering Summary

Sale Price:	\$439,000
Lot Size:	+/- .19 Acres
2026 Estimated Annual POA Fees:	\$1,091.66
2025 Property Taxes:	\$2,077.85
Town of Bluffton Zoning:	Neighborhood General - HD

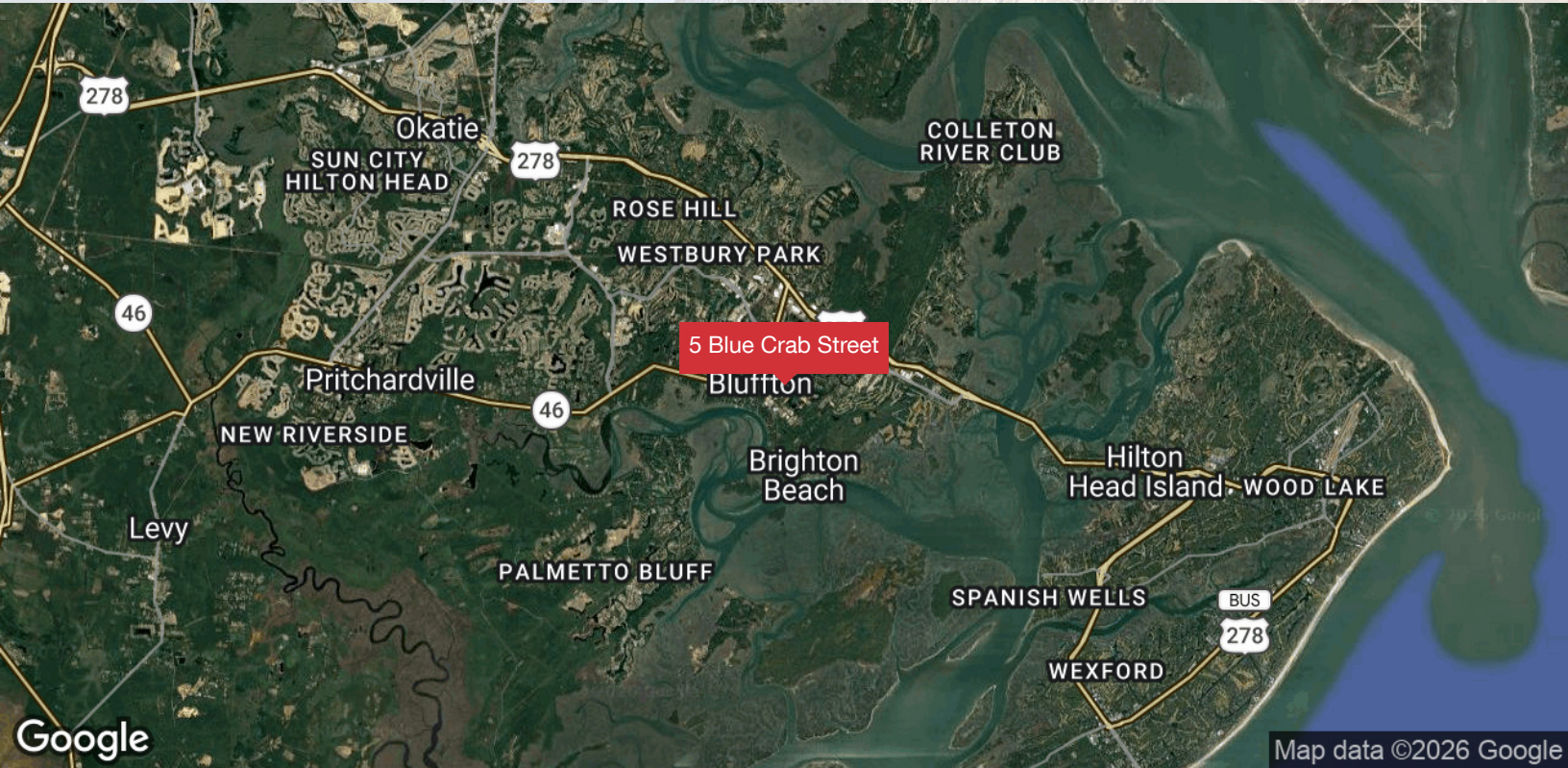
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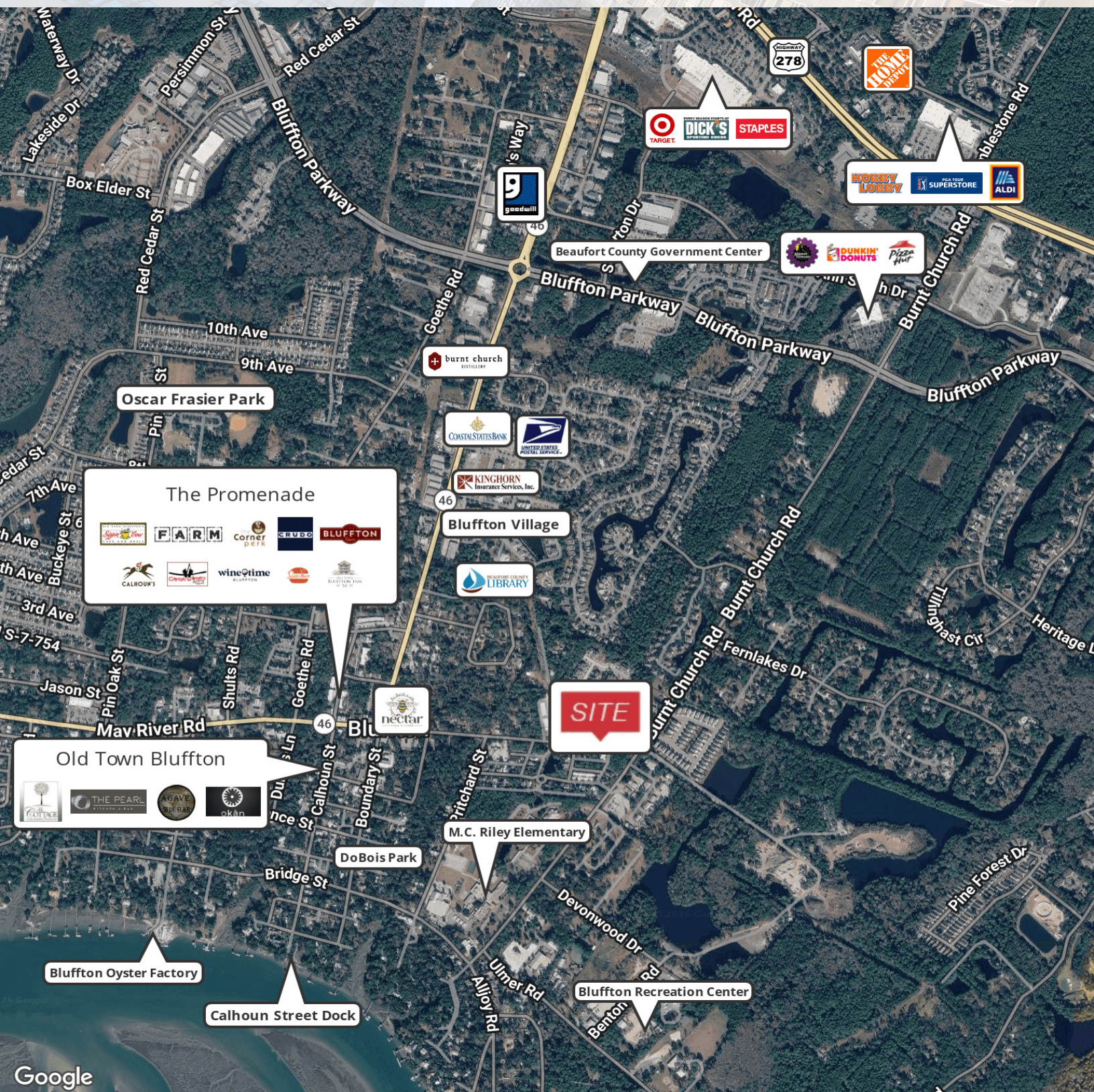
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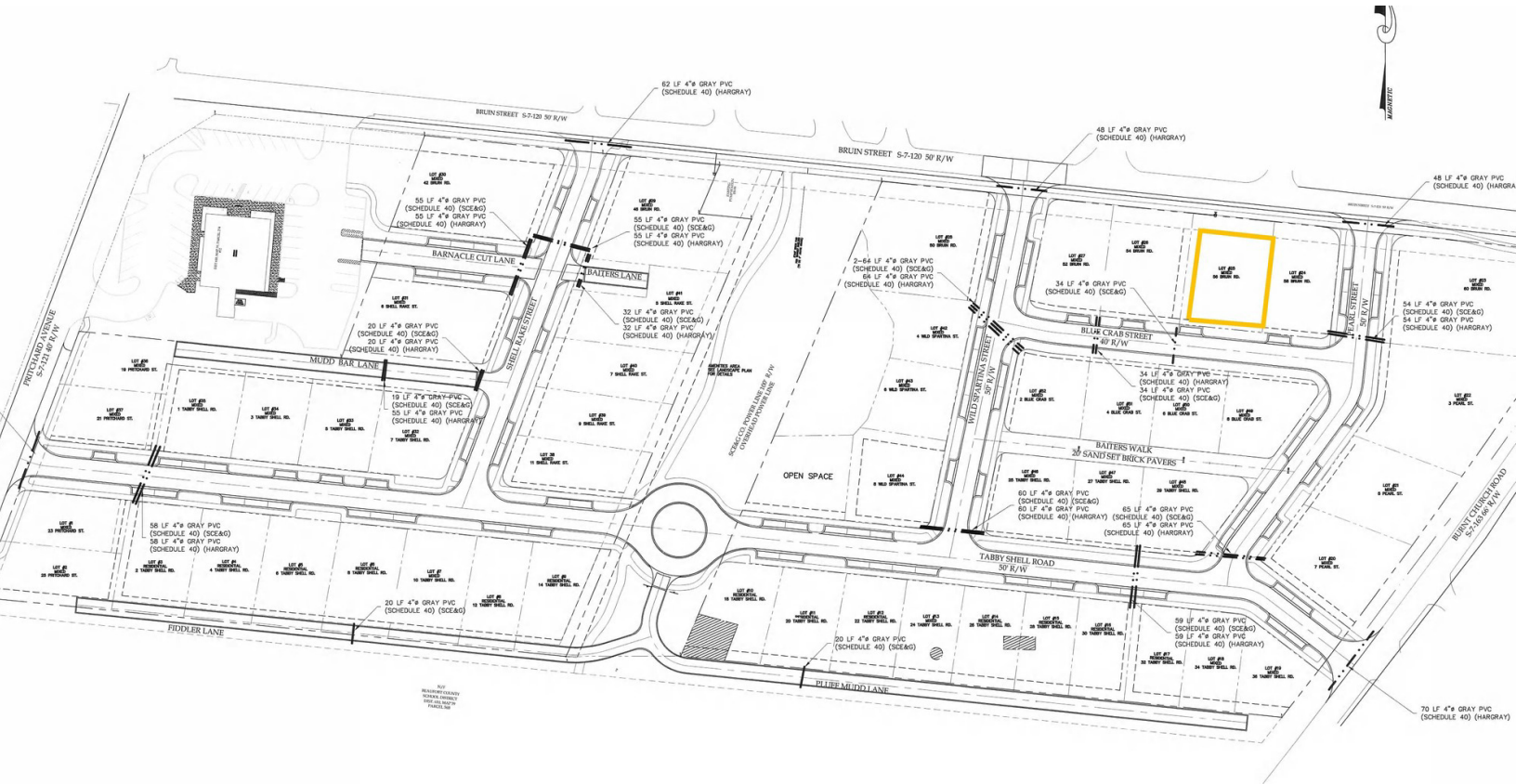
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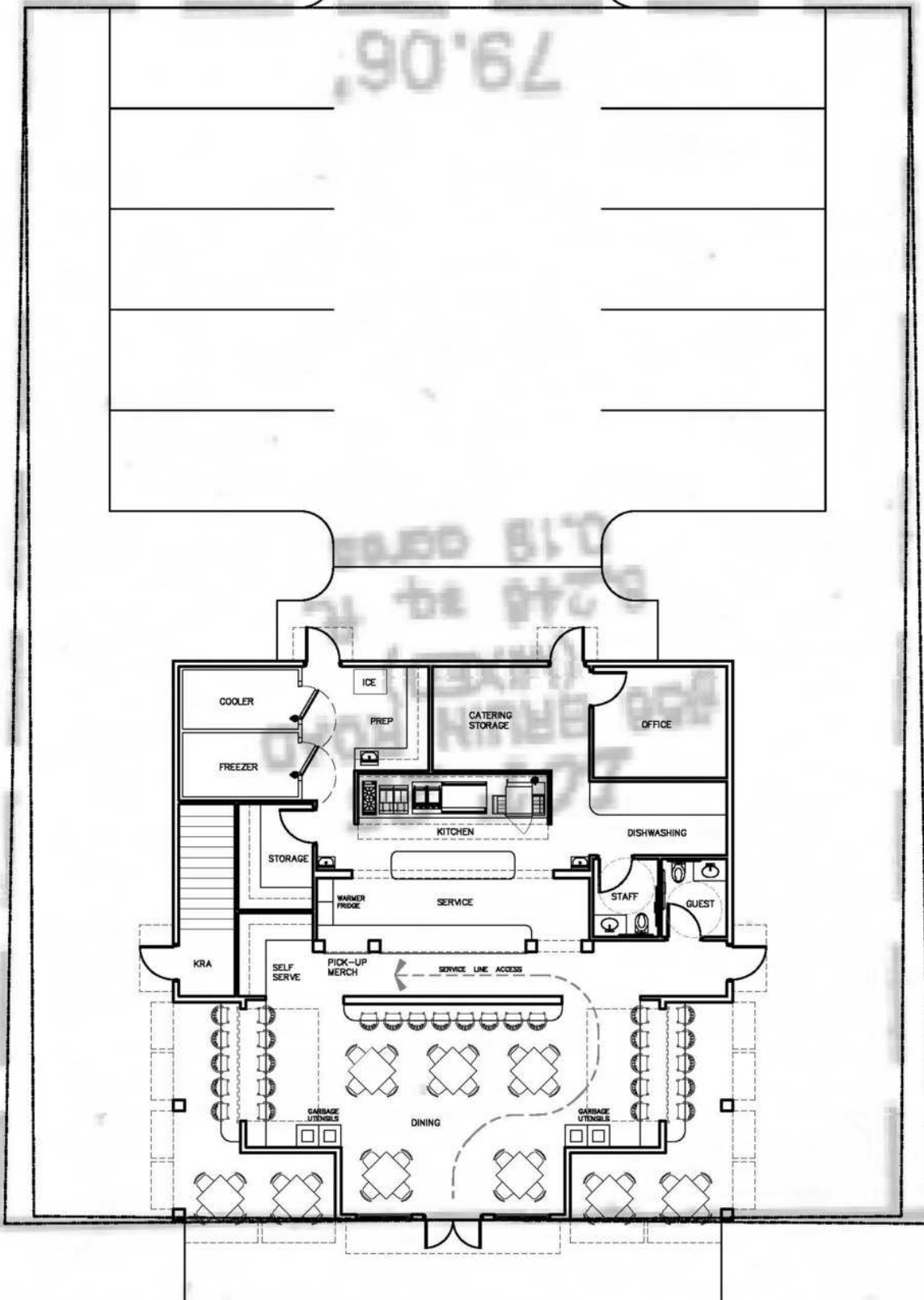
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