



Leesburg Road ±25,100 VDP

SALE PRICE:

**\$350,000**

### CONTACT

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FOR SALE

## ±2,400-SF Existing Office/ Service Building on ±0.40 Acres

1633 Leesburg Road | Columbia, SC 29209

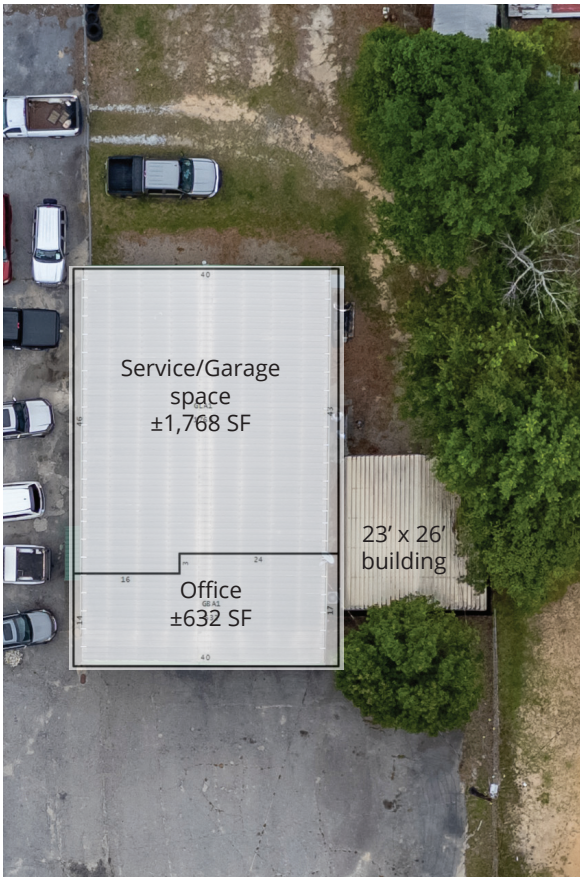
### HIGHLIGHTS

- Abundant on-site parking
- Potential vehicle and equipment storage
- Functional layout for office and operational users
- Immediate owner-user occupancy potential
- Existing equipment negotiable with sale
- Excellent visibility on Leesburg Road with strong signage opportunity
- Zoning: GC, Richland County
- 23' x 26' detached garage/storage building

1633 Leesburg Road is situated in Columbia's established Southeast submarket, with convenient access to Downtown Columbia, Fort Jackson, Garners Ferry Road and I-77. The property features direct frontage on one of Columbia's primary commuter corridors. The surrounding area is characterized by a mix of commercial, service, industrial and residential uses, creating a strong customer base and workforce.

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**FOR SALE**



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**DRIVE TIMES**

Interstate 77.....	3 min
University of South Carolina.....	15 min
Columbia Metropolitan Airport.....	19 min