

Commercial/Industry - Active		Public Report		3296 Point S Drive , Garnett, SC 29922	MLS #: 189489	LP: \$0
		Sub-Type: Land Only Major Area: Northern Beaufort County Minor Area: Yemassee Unit/Apt/Bldg #: County: Jasper Total # Units: 2 Year Built: Location: Corner Lot	Sale/Rent: For Rent Handicap: N/A Sign: Yes Waterfront: No SqFt Imp: 0 Apx. Acres: 1.24 Lot Sqft: 54,014 Parking Space #:			

**Directions:** From Savannah: Follow I-95 N, Take exit 33 towards US-17 Charleston/Beaufort, Turn right onto 427/Point S Dr. Property on Left From Beaufort/Charleston: US-17 S, Left on Yemassee Rd. Right Point S Dr. Property on Left.

**Remarks:** Ground Lease only. Lease rate subject to creditworthiness & term. Tenant responsible for all approvals, permits, construction, taxes and maintenance. 2 lots 1.24 acres in total. Corner location Point S frontage & Charles Frazier Circle. 4 curb cuts on paved front lot, additional rear lot unpaved. Former gas station. Tanks removed, DHEC NFA Letter. Zoned General Commercial & IPOD Overlay, offers increased flexibility for many commercial uses. Accessible to traffic from 95 & US-17. Tree & Topo Survey completed 1-19-24.

Shared Interest Y/N:	No	Approx Acres:	1.24	Dock Permits in Hand:	No	Special Listing Conditions: View Desc:	None
Aicuz:	No	Price/Acre:		Annual Rent			
# of Stories:	0	Lot Dim:	176.66 x 239.83 &	Per SqFt:			
Zoning:	Commercial		175 x 90.72	Rental Duration:			
Olrea/B:	No	Front Ft of Land:	176.66	Projected Use:	Retail		
		Gross Annual Income:		Present Use/Bus. Title:	Vacant Lot		

**Property Taxes:**

Tax Database ID: 088-48-00-006 (007)

Legal Desc: Lot G1 & Lot G8

Key Code #: N/A

D-M-P-R:

**Documents on File:** Aerial Photo; Topography Survey

Equipment: No

Flooring: Concrete Slab

Imp. w/Structure: No

Land Status: Land Included

**Miscellaneous:** Tenant Pays Utilities

Possession: Negotiable

Road Frontage: County Road; Highway; Interchange; Interstate

Traffic Count: Above 25,000

Utilities Avail.: Public Water

Vacancy: Vacant

HOA/POA Fee: No

Regime Fee:

No

HOA Fee:

Regime Fee Amount:

HOA Fee Contact Info:

Regime Fee Contact Info:

Current Price:  
Sold Price/Acre:

\$0

ADOM/CDOM:

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