



707 N MURRAY AVENUE

707 North Murray Avenue, Anderson, SC 29625

JOHN RUFF

Vice President

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PROPERTY DESCRIPTION

Available for sale +/- 15,000 SF warehouse on +/- 0.74 acres located at 707 N Murray Avenue. The warehouse consists of an approximately +/- 11,250 SF open space, three (3) separate spaces - ranging in size from +/- 550-1,670 SF, a waiting area & one (1) restroom. There are six (6) drive-in doors & the ceiling heights range from 11-16'. This property provides a great opportunity for any local business in need of storage space to purchase a facility at a competitive price. Located in close proximity to downtown the property has great access to each of the main corridors in Anderson County. The property is in city limits & is zoned Heavy Industrial by the City of Anderson. Asking price is \$299,999.00 or \$20.00/SF. Buyer or Buyer's Agent to verify any & all information including utilities, zoning, etc. Please reach out to Listing Agent with any interest or to schedule a showing.

OFFERING SUMMARY

Sale Price:	\$299,999.00
Lot Size:	+/- 0.74 acres
Building Size:	15,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,749	17,433	30,296
Total Population	7,113	42,672	75,053
Average HH Income	\$53,510	\$64,127	\$73,631

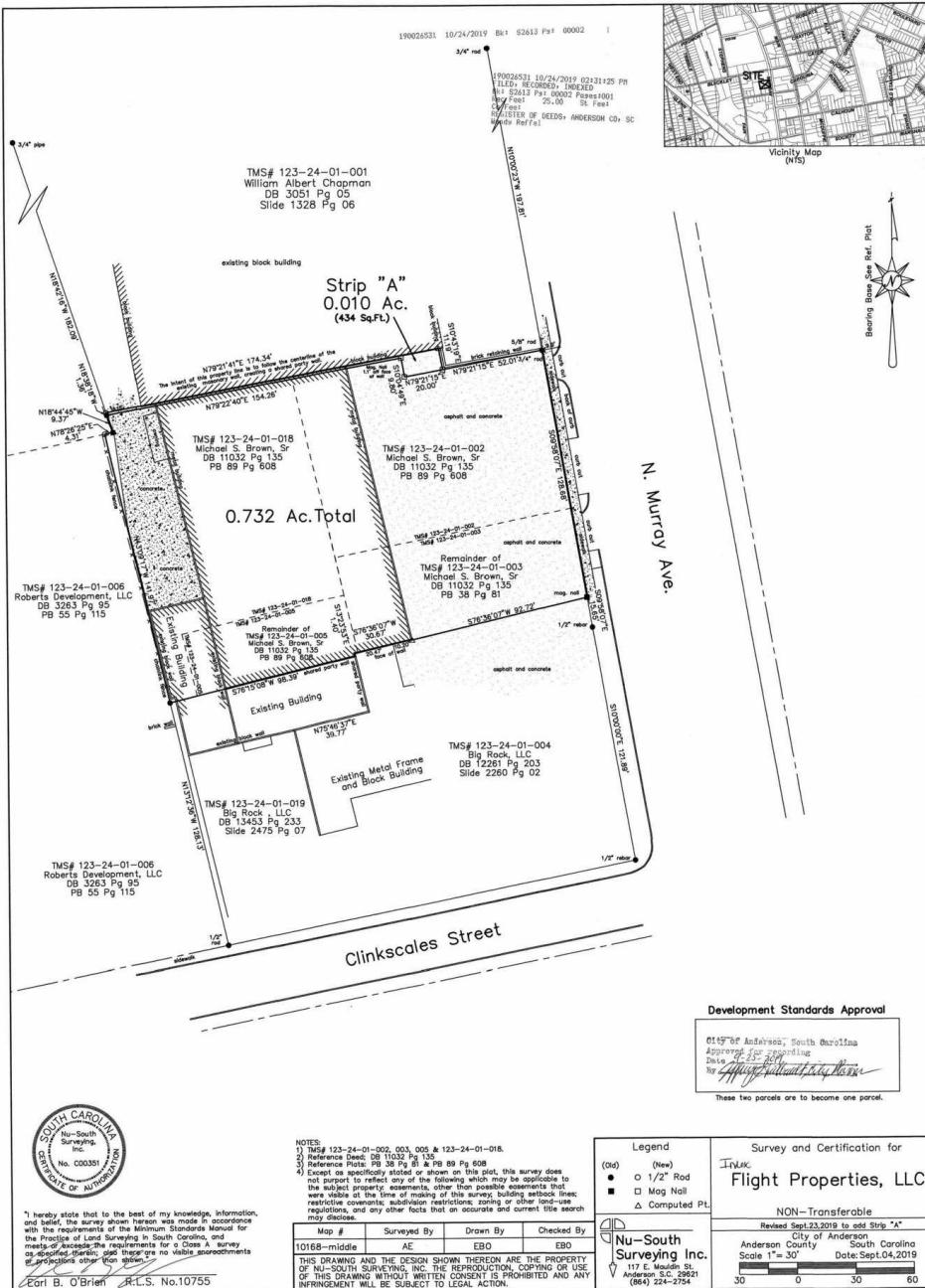


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ADDITIONAL PHOTOS



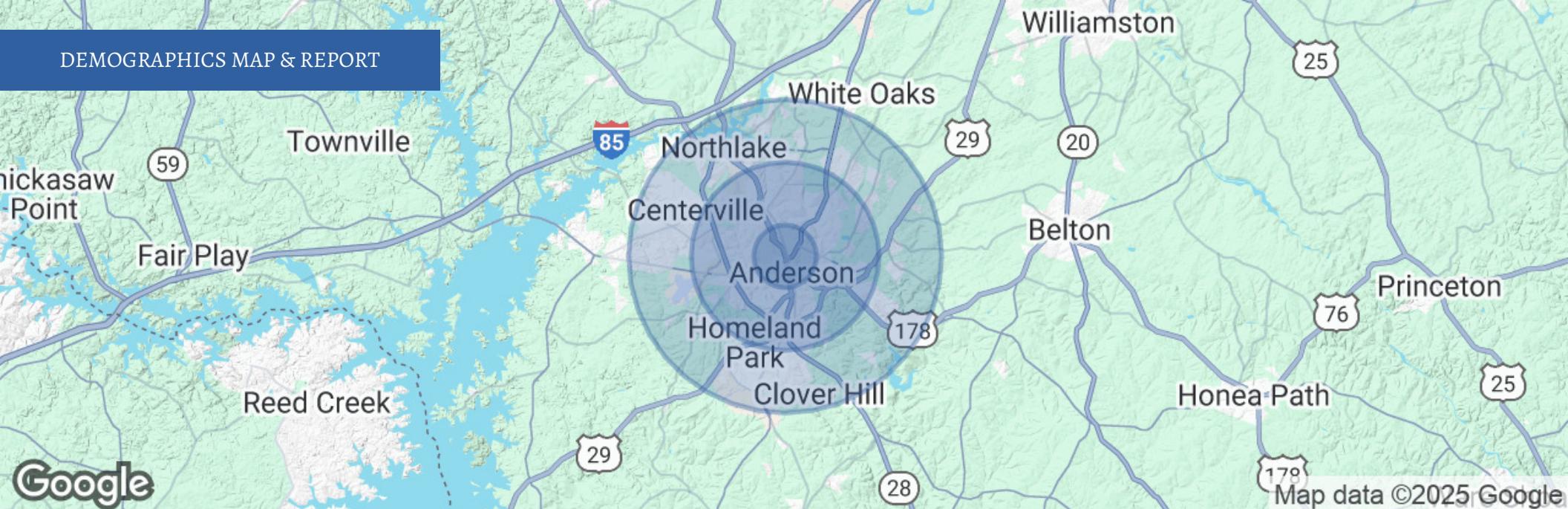
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"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein, also there are no visible encroachments or projections other than shown.

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,113	42,672	75,053
Average Age	38	40	41
Average Age (Male)	38	38	39
Average Age (Female)	39	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,749	17,433	30,296
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$53,510	\$64,127	\$73,631
Average House Value	\$168,873	\$203,691	\$225,833

Demographics data derived from AlphaMap



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