

RETAIL FOR SALE



121 North Main Street, Belton, SC 29627



PROPERTY DESCRIPTION

Welcome to Downtown Belton South Carolina where history meets growth, conveniently located between Anderson and Greenville, South Carolina. Formerly a bedroom community of both larger cities, Belton is an up and coming area and is expected to experience significant, transformative growth over the next few years. This C-1 commercial property has two buildings and approximately 96' of frontage on N Main Street providing excellent visibility and customer accessibility with two curb cuts located in the heart of downtown. For increased access and convenience, the property boasts the potential to create a circular drive connecting the street behind the building for even greater access. Potential opportunities for end-use are tremendous, the building lends itself well to consumer end-uses such as a brewery / winery, restaurant or street retail, the historic look and location also lends itself to a variety of end-uses such as an event venue or creative office.

PROPERTY HIGHLIGHTS

- Over 90' of frontage with two curb cuts PLUS connectivity access from the rear of the property
- Two separate buildings for varied potential use
- Located in a highly walkable Downtown location
- Up-and-coming area with expected growth

OFFERING SUMMARY

Sale Price:	\$199,900
Number of Units:	2
Lot Size:	0.26 Acres

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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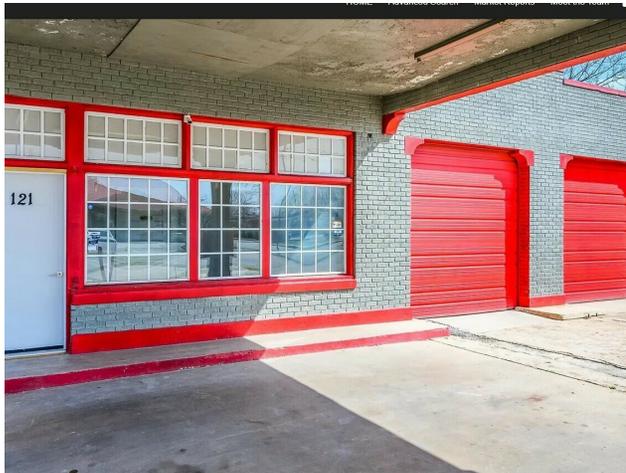
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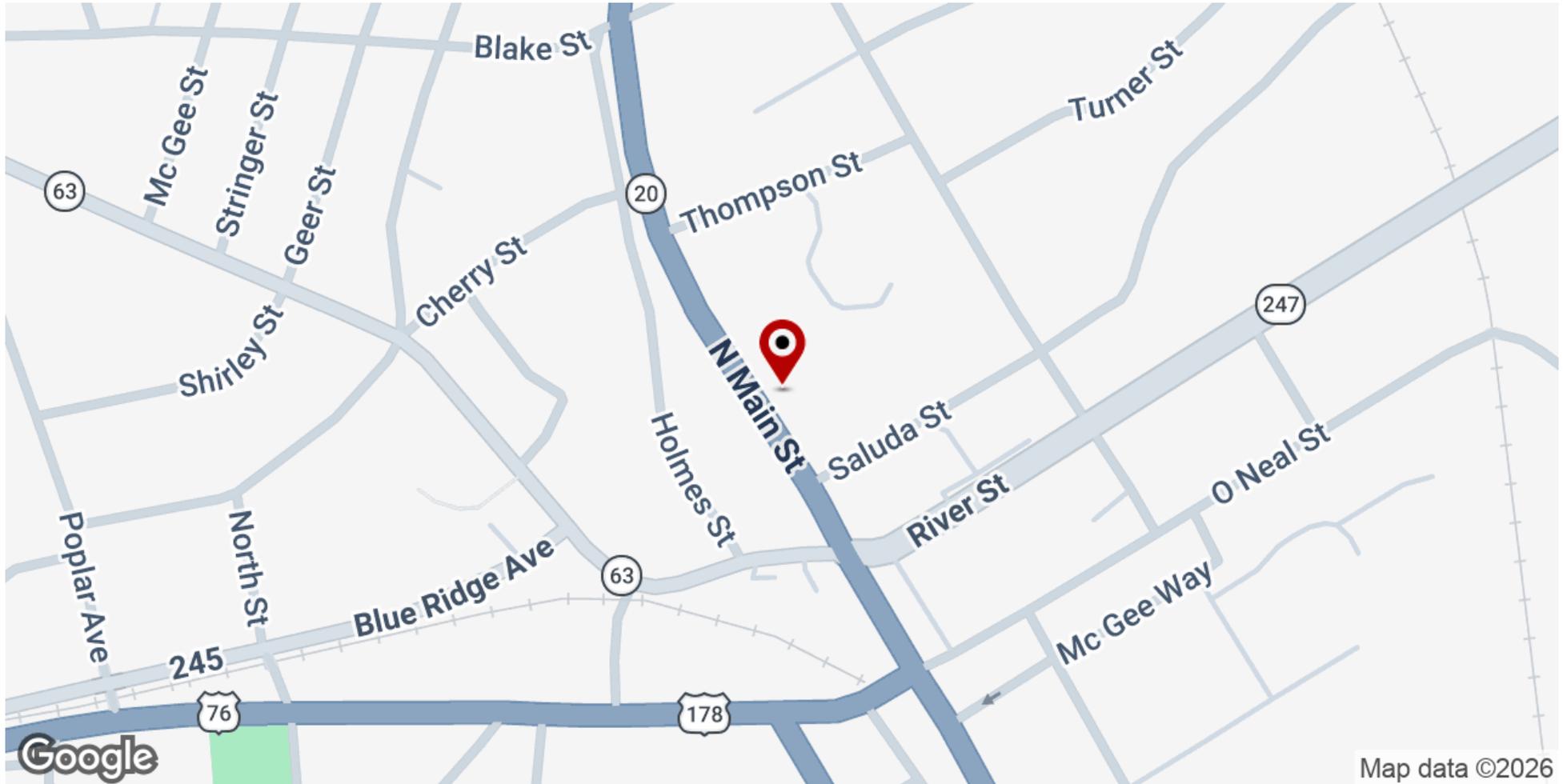
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