

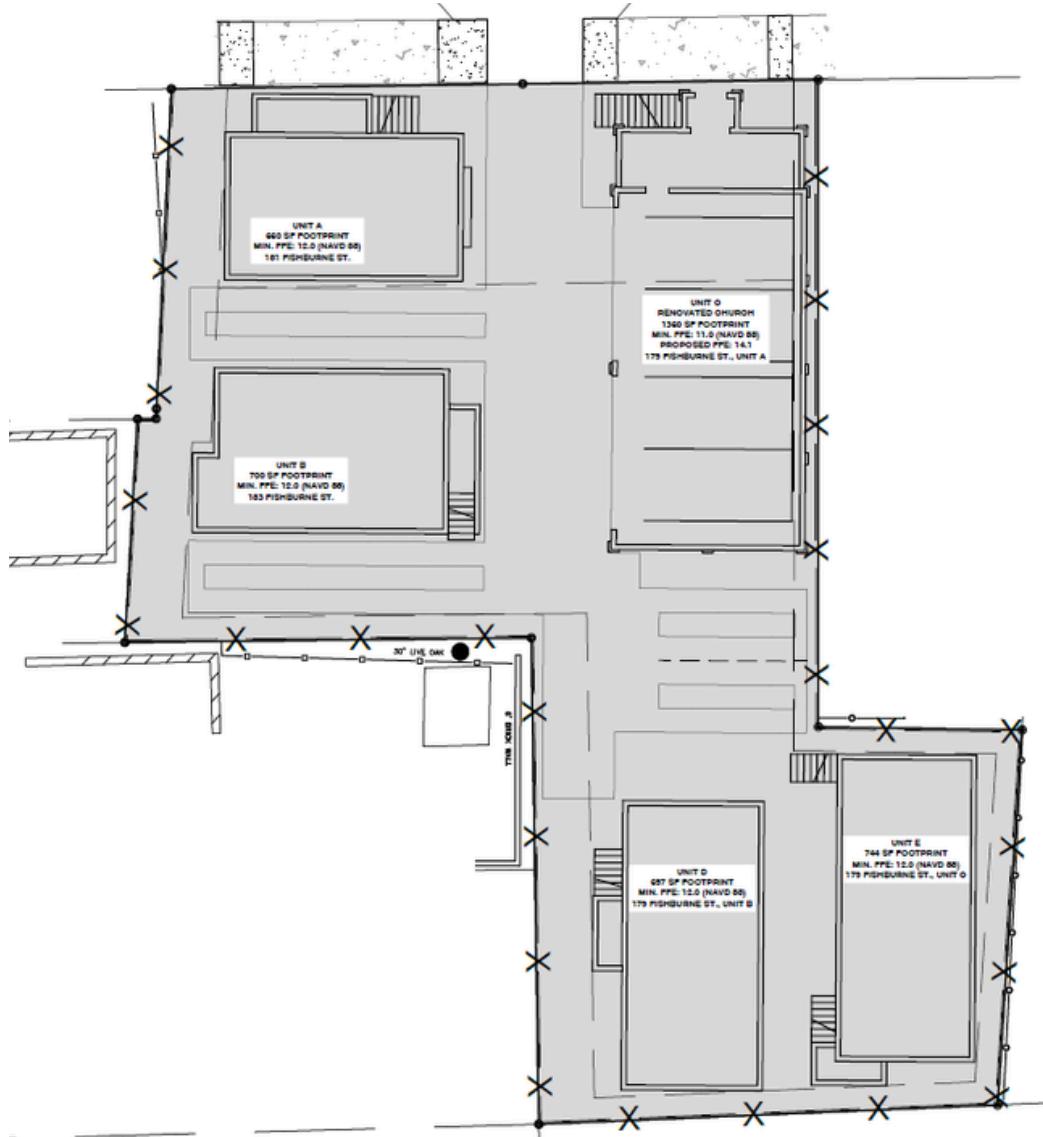
FOR SALE



ASSEMBLAGE FOR SALE
DOWNTOWN, CHARLESTON, SC
Parcel entitled for five houses



PROPERTY INFO



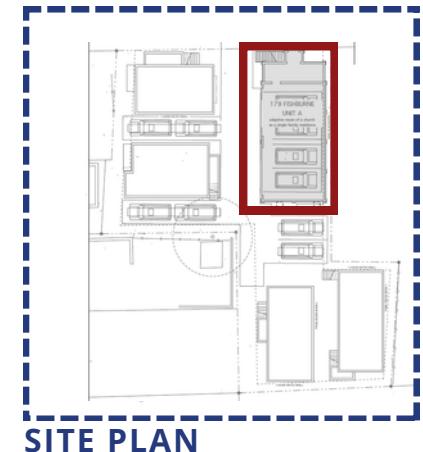
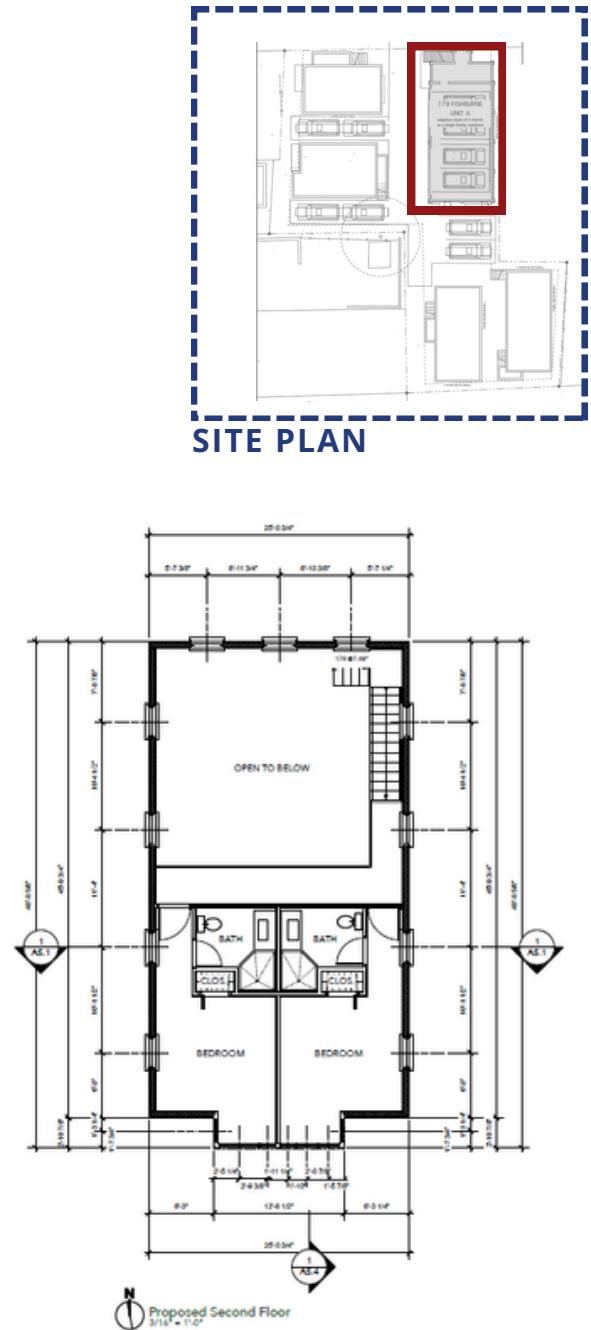
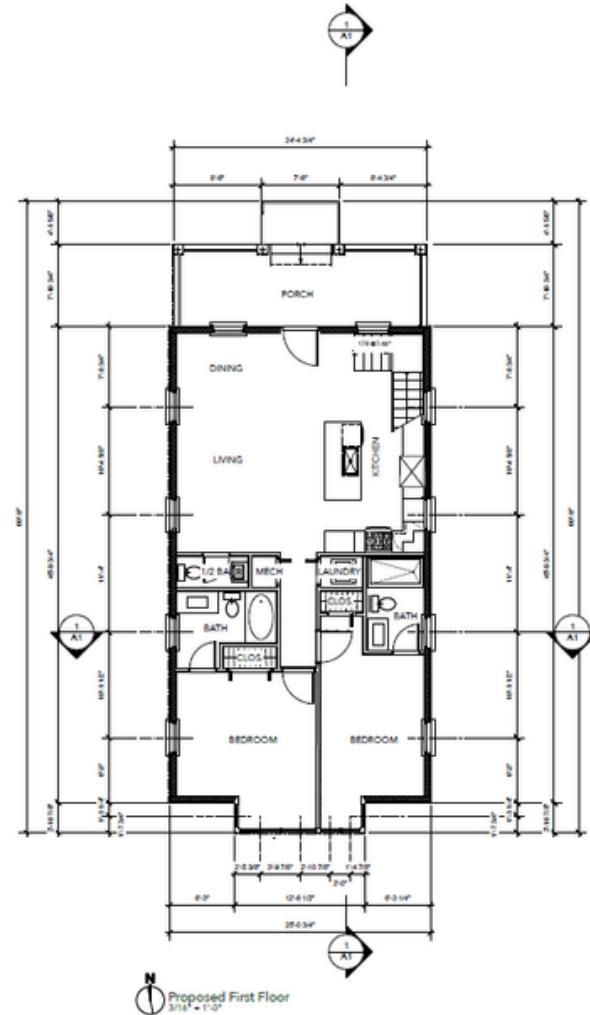
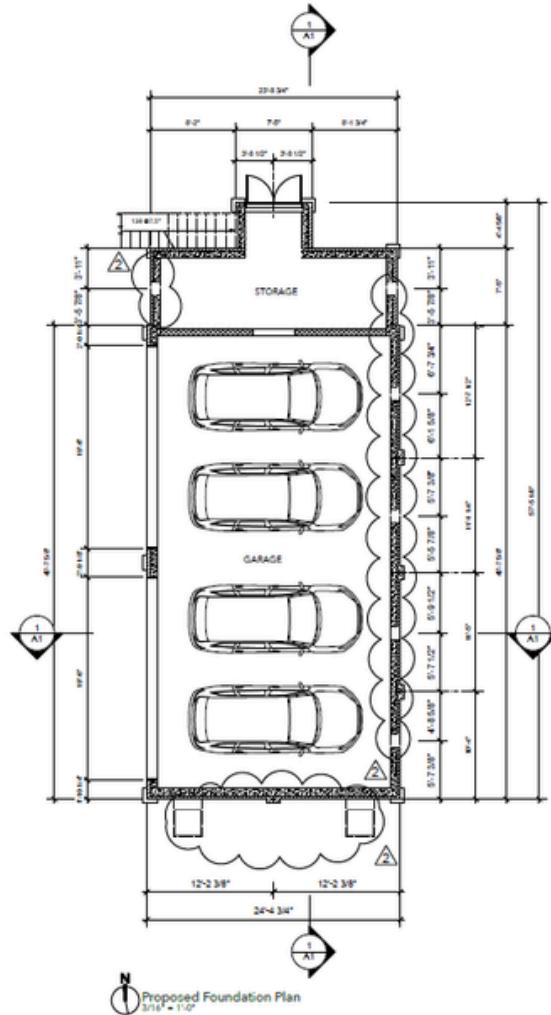
PROPERTY:

- Price: Call for Offers
- 179, 181, & 183 Fishburne St, Charleston, SC 29403
- TMS 460-07-02-178
- 0.21 ACRE

SUMMARY:

- Site approved for five homes downtown
- Permit Ready (to be obtained by buyer)
- Conversion of an existing church into a single family home.
- Demolition of a small structure behind the church
- 10 off-street parking spaces

179A FISHBURNE 1,896 SQ. FT.

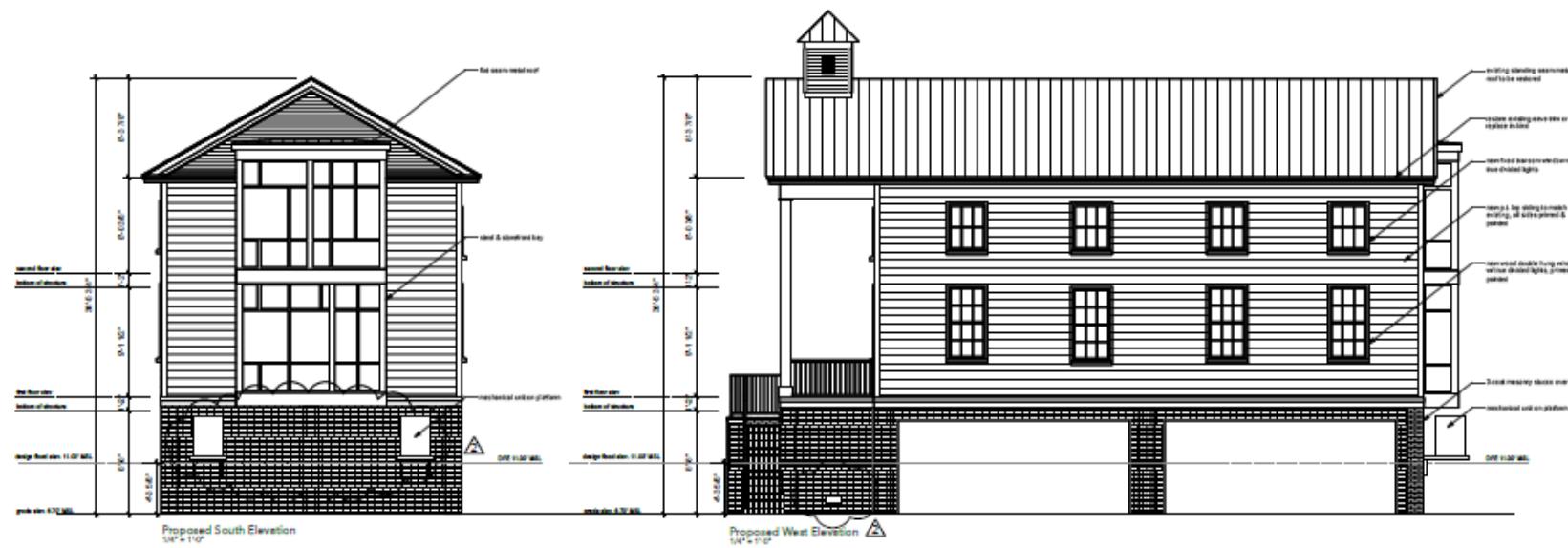
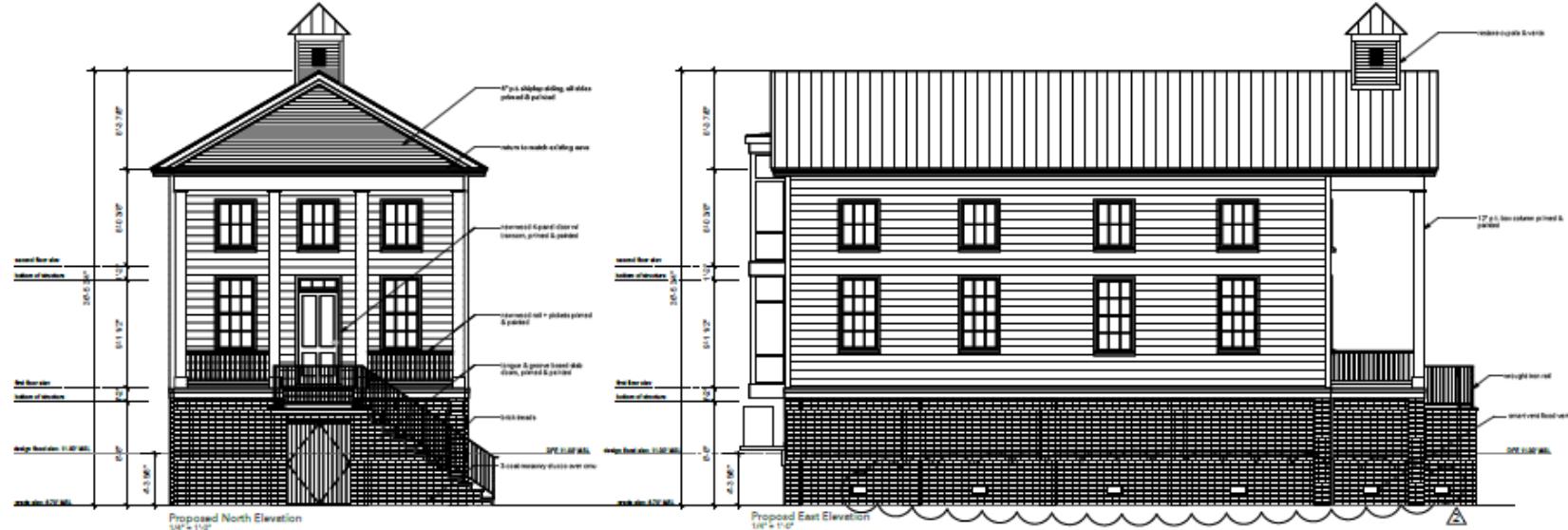


PROPERTY NOTES

Church Building, which is to be elevated, four parking spaces under the house, 4 beds 4.5 baths, mezzanine on third floor.
(Tax credit available & partial structure preservation required)

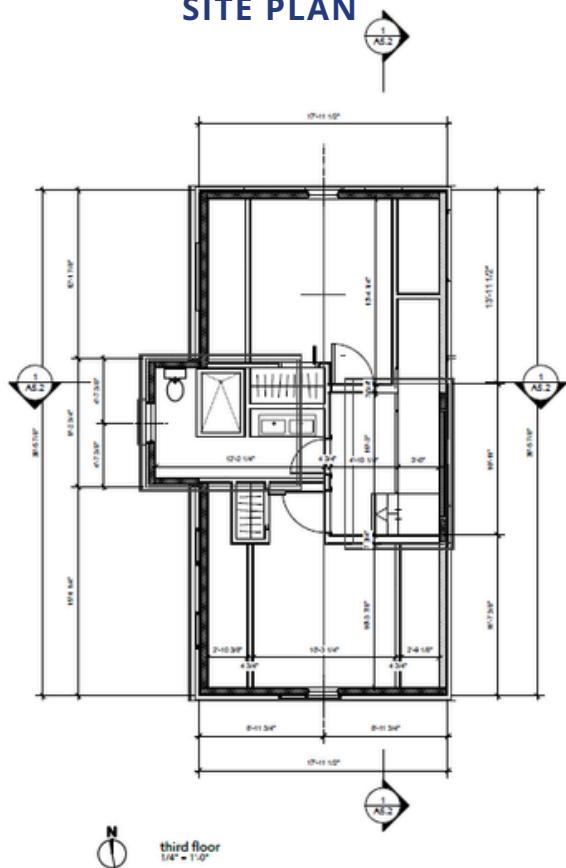
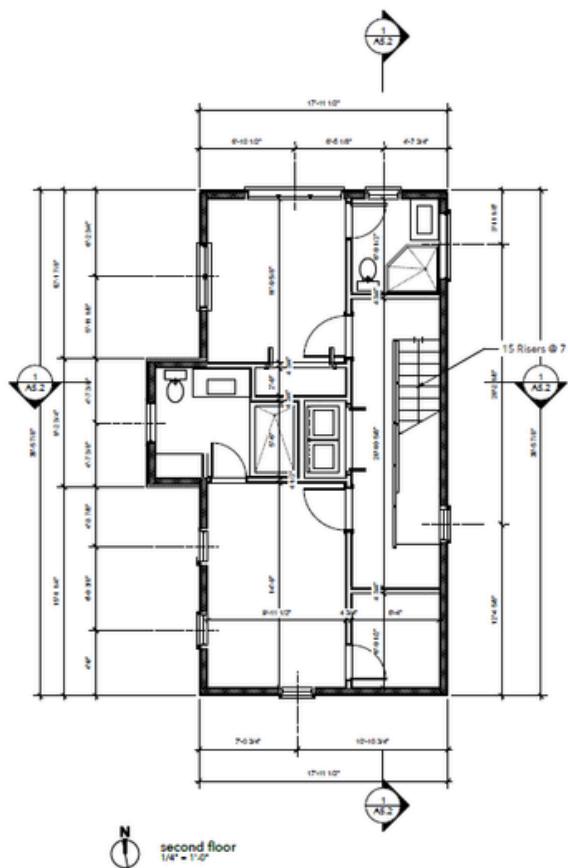
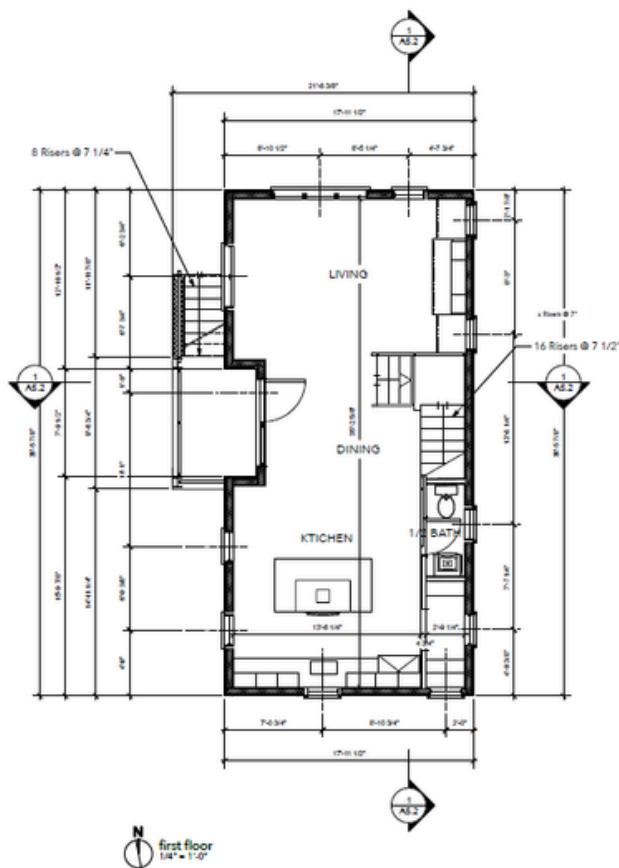
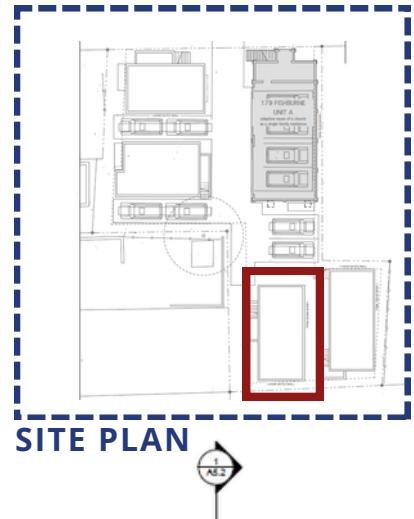
179A FISHBURNE

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179B FISHBURNE

1,902 SQ. FT.



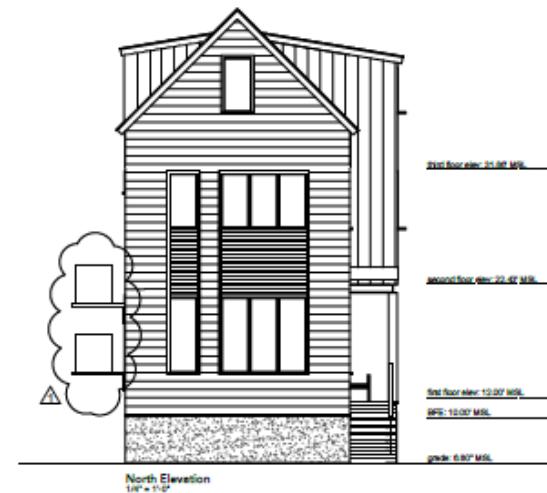
PROPERTY NOTES

3 stories with 4 beds 3.5 baths

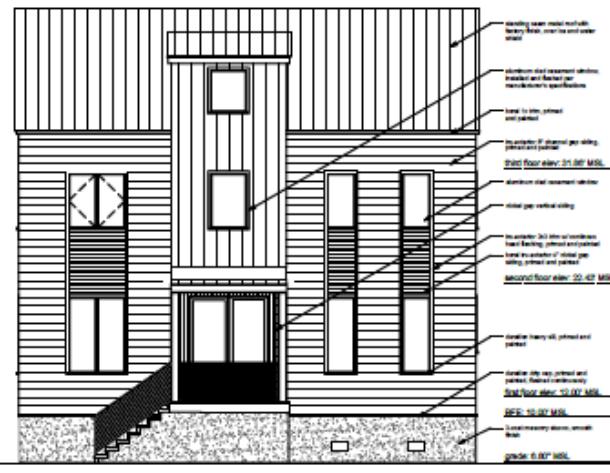
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179B FISHBURN

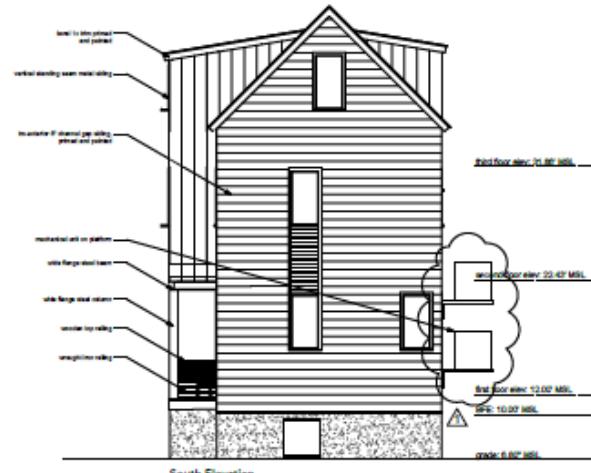
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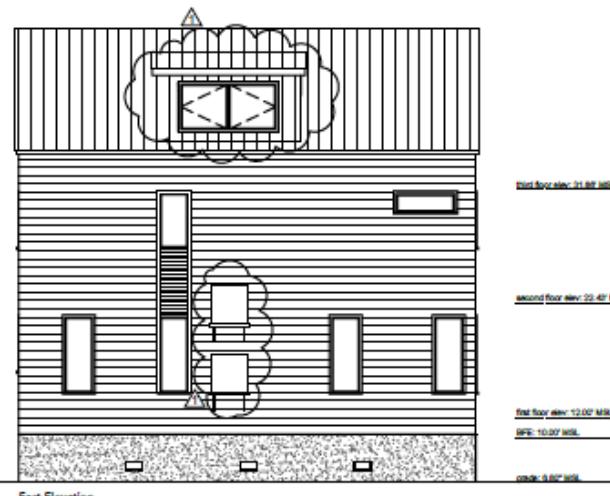
North Elevation



West Elevation

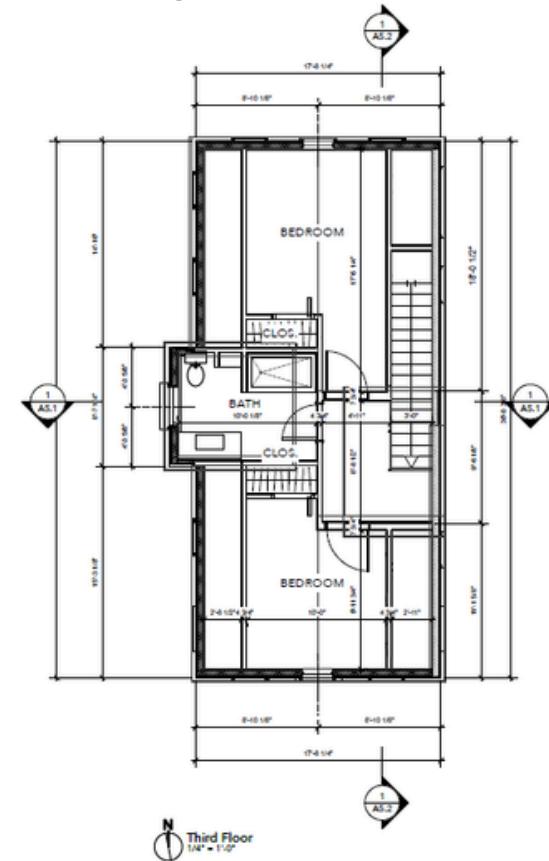
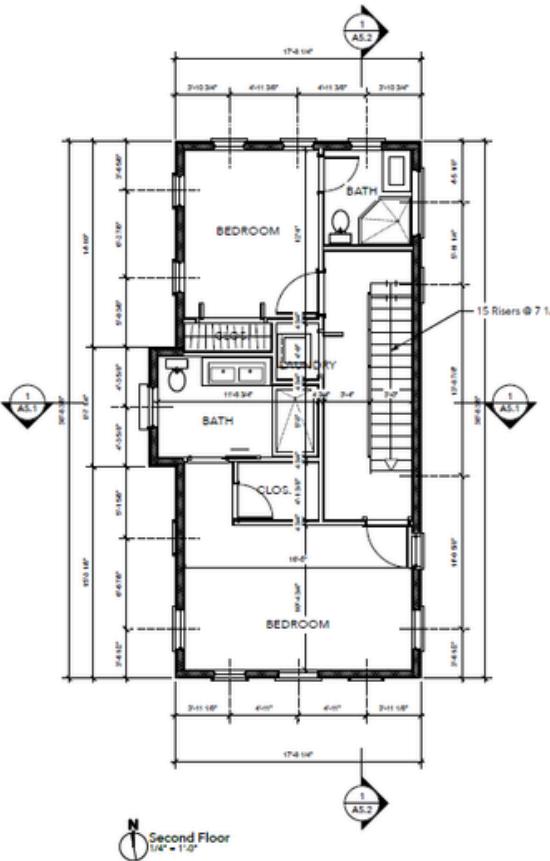
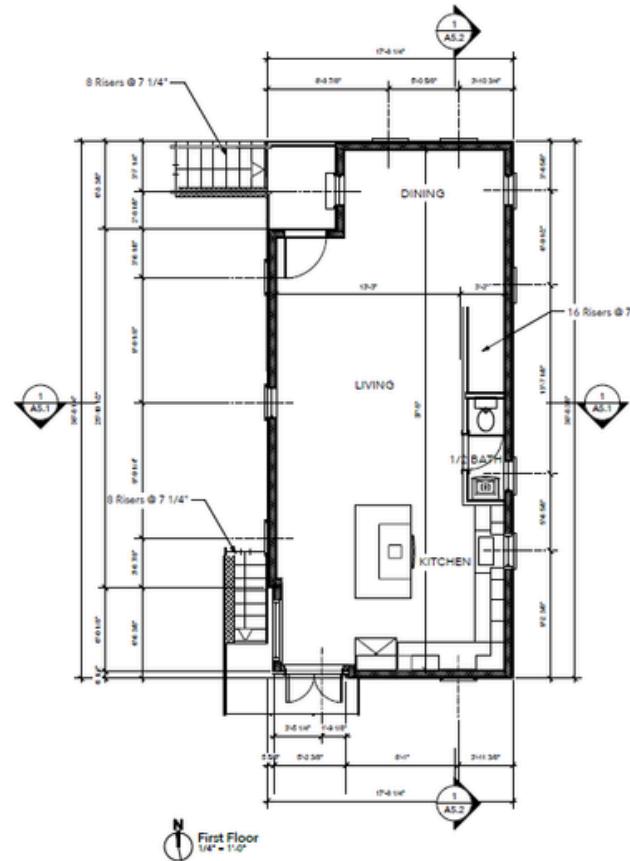
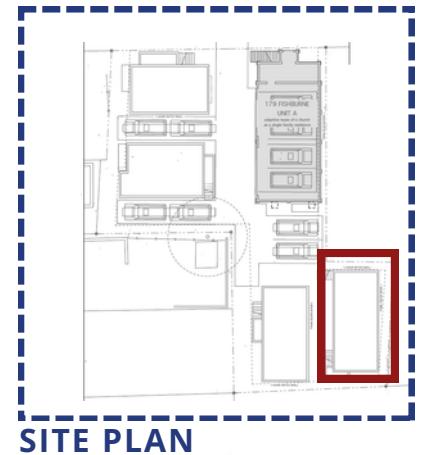


South Elevation



East Elevation

179C FISHBURNE 1,826 SQ. FT.

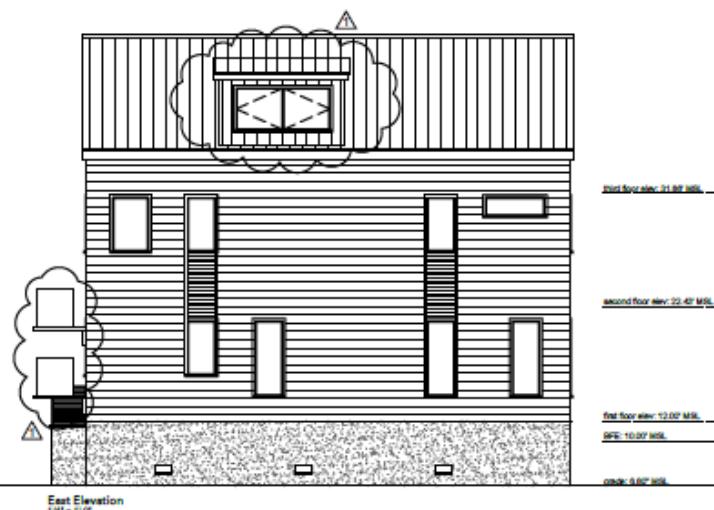
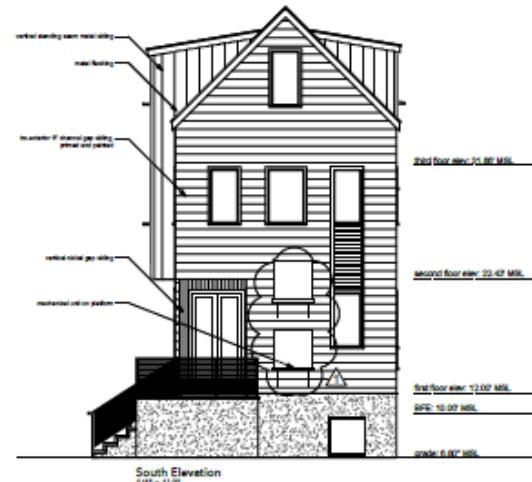
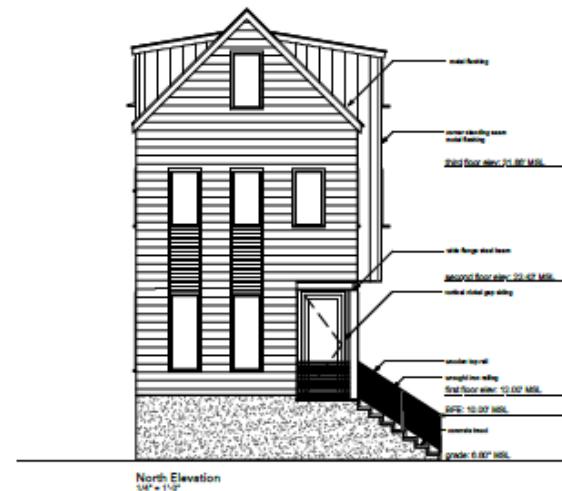


PROPERTY NOTES

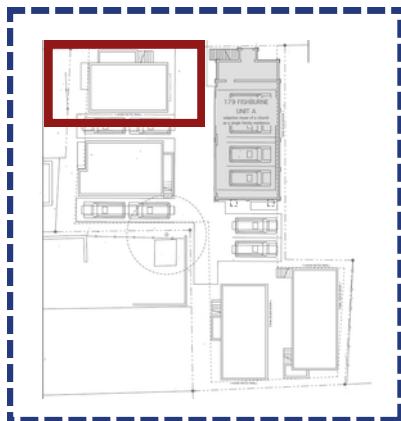
3 stories with 4 beds 3.5 baths

179C FISHBURNE

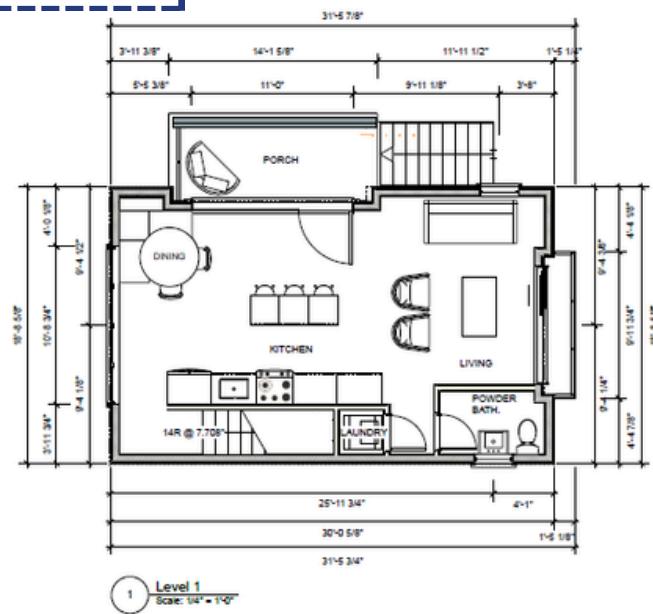
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181 FISHBURNE 1,610 SQ. FT.

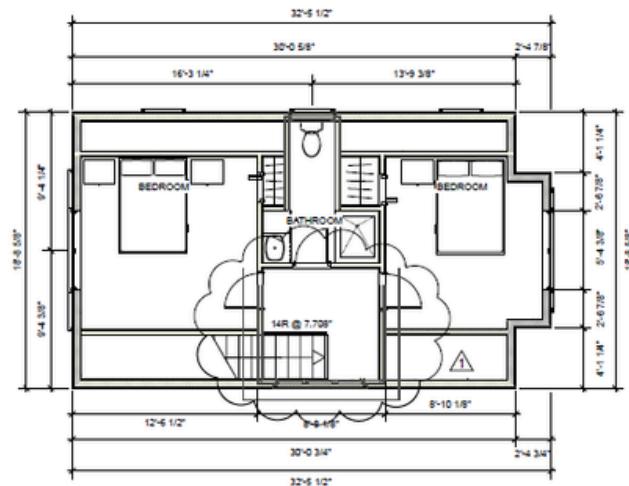


SITE PLAN

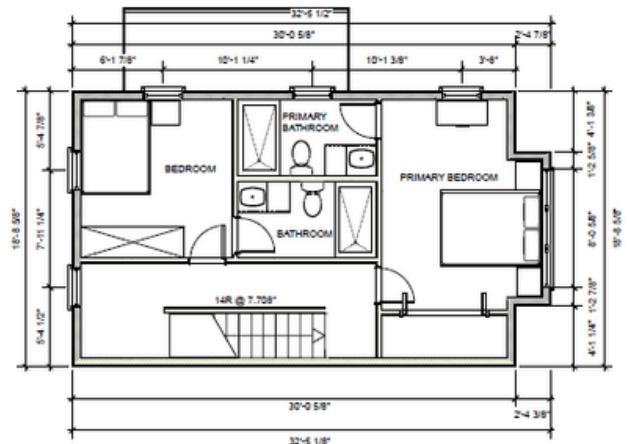


PROPERTY NOTES

3 stories with 4 beds 3.5 baths



4 Unit A - Level 3
Scale: $14^{\circ} = 1^{\circ}$

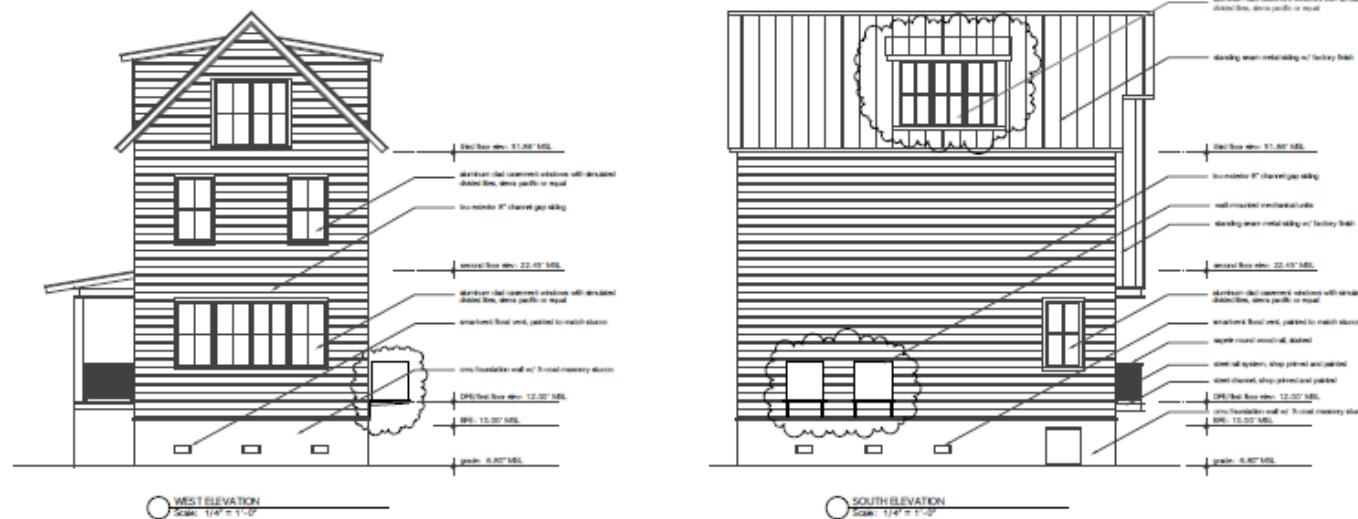
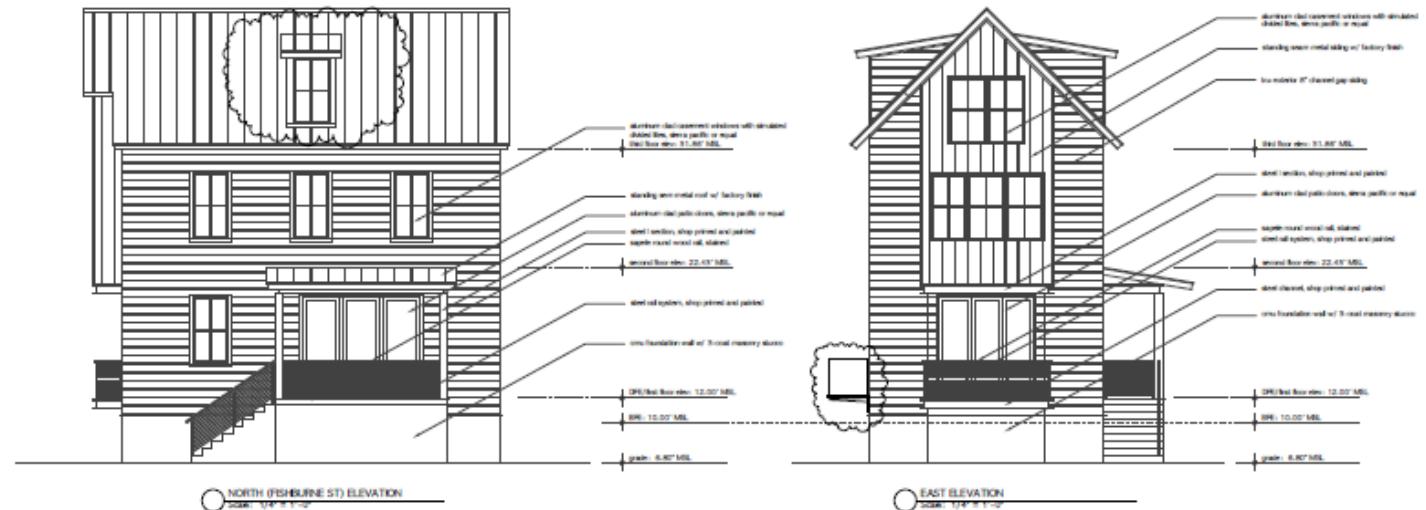


2 Level 2
Scale: $1\text{4}'' = 1\text{4}$

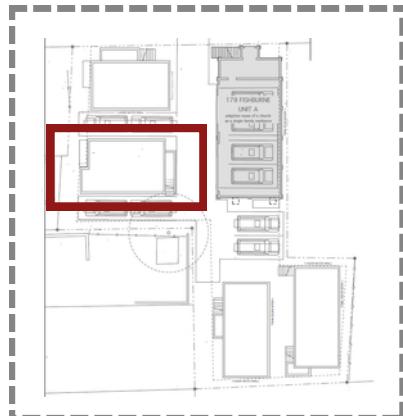
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181 FISHBURNE

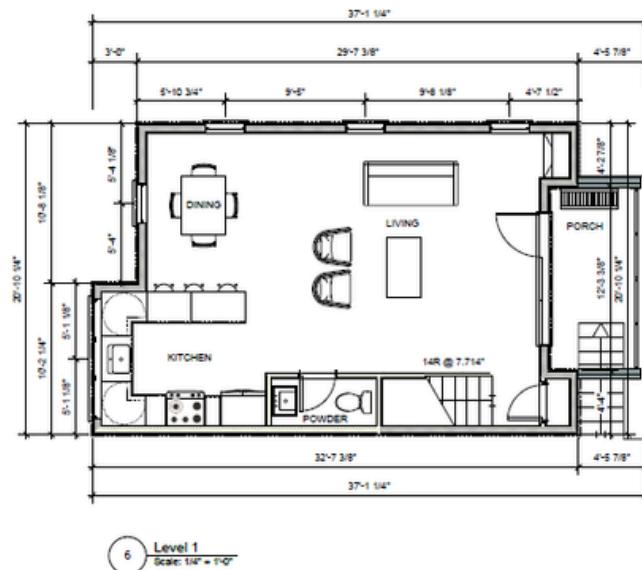
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183 FISHBURN 1,772 SQ. FT.

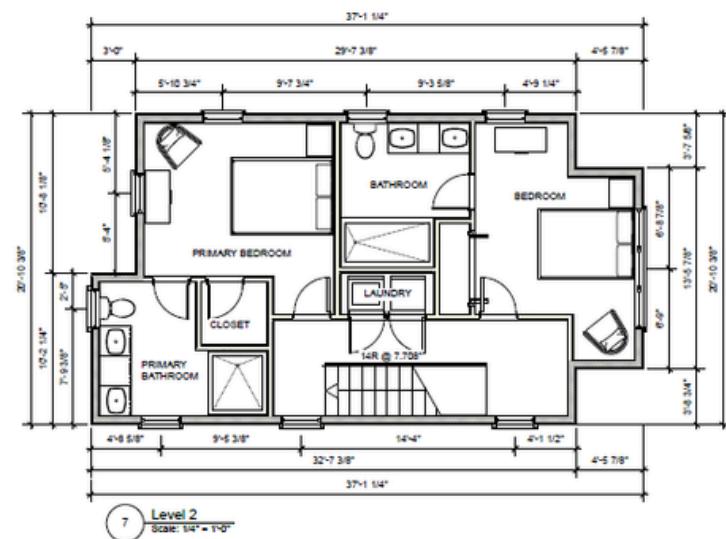
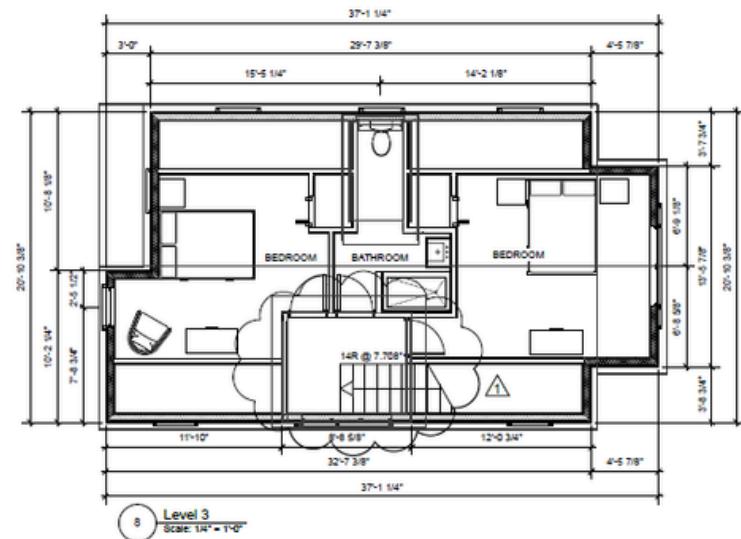


SITE PLAN



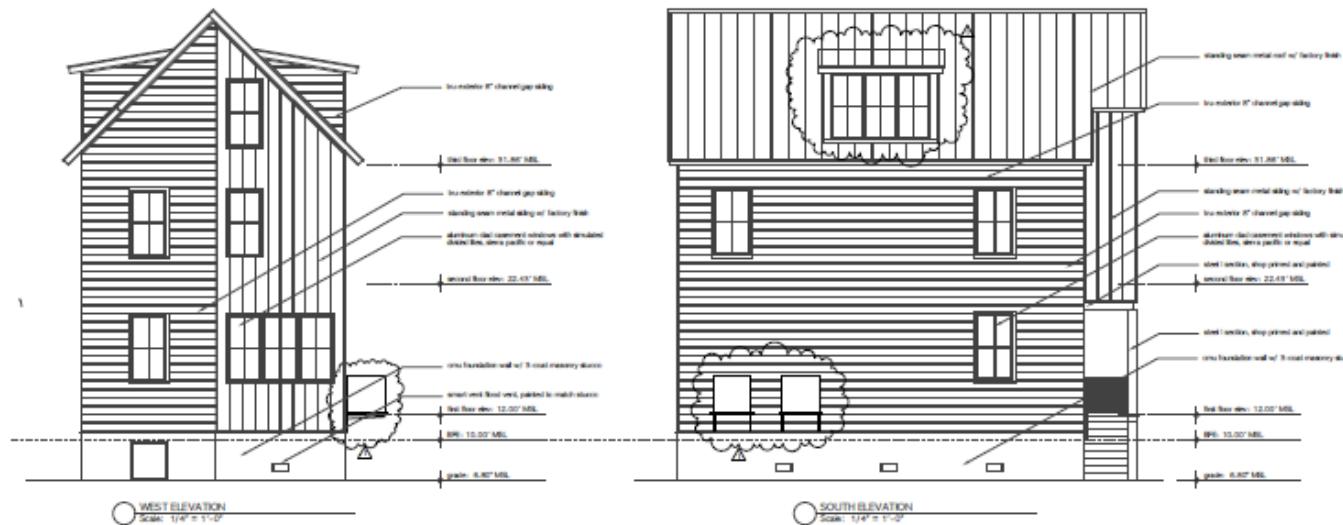
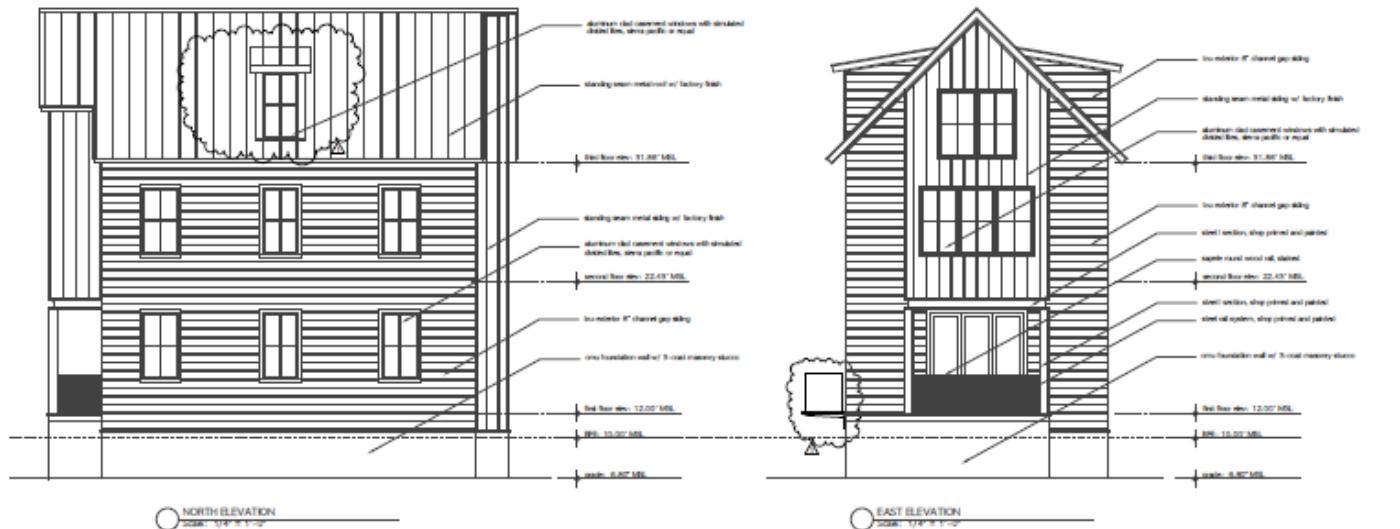
PROPERTY NOTES

3 stories with 4 beds 3.5 baths



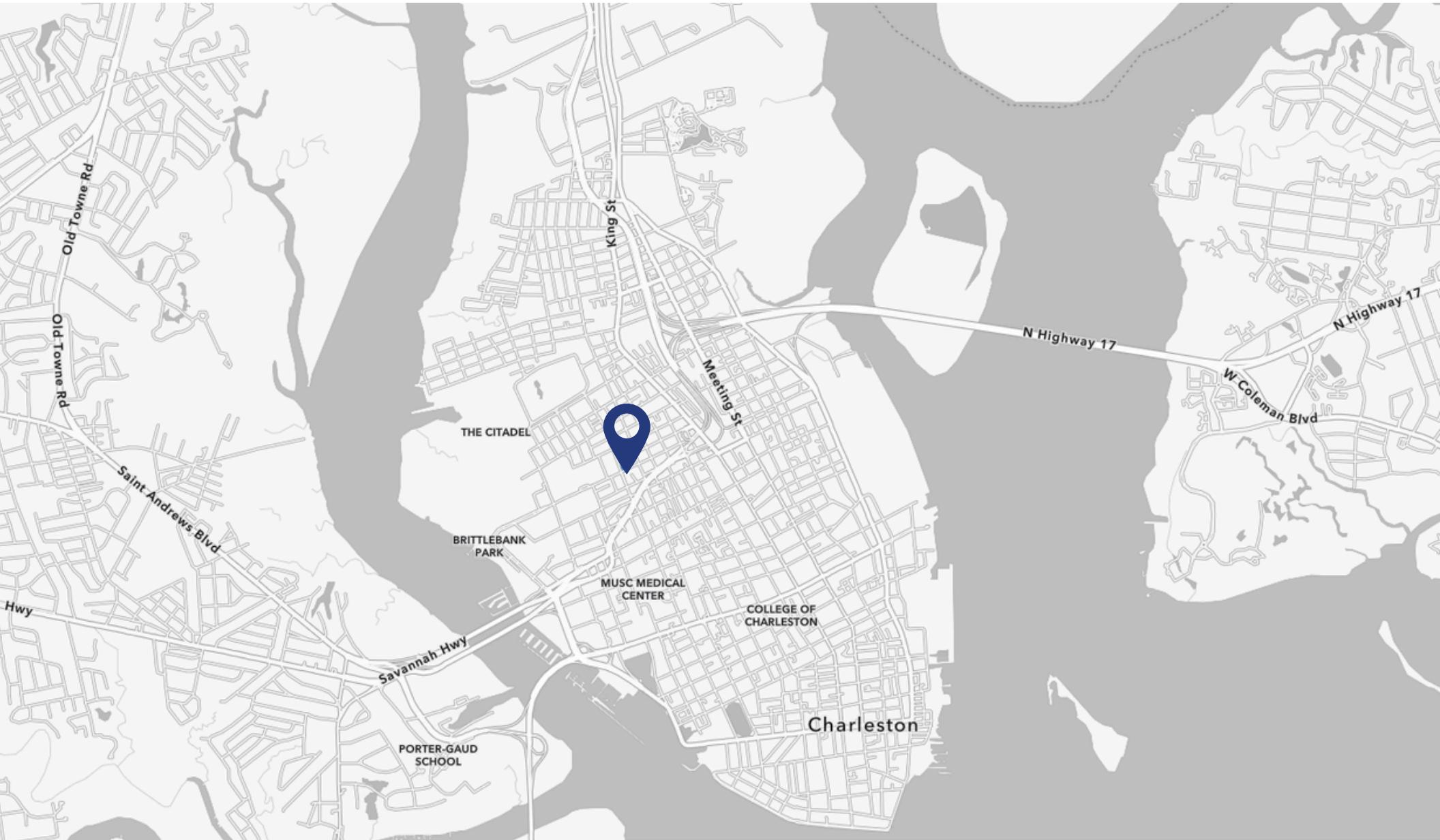
183 FISHBURN

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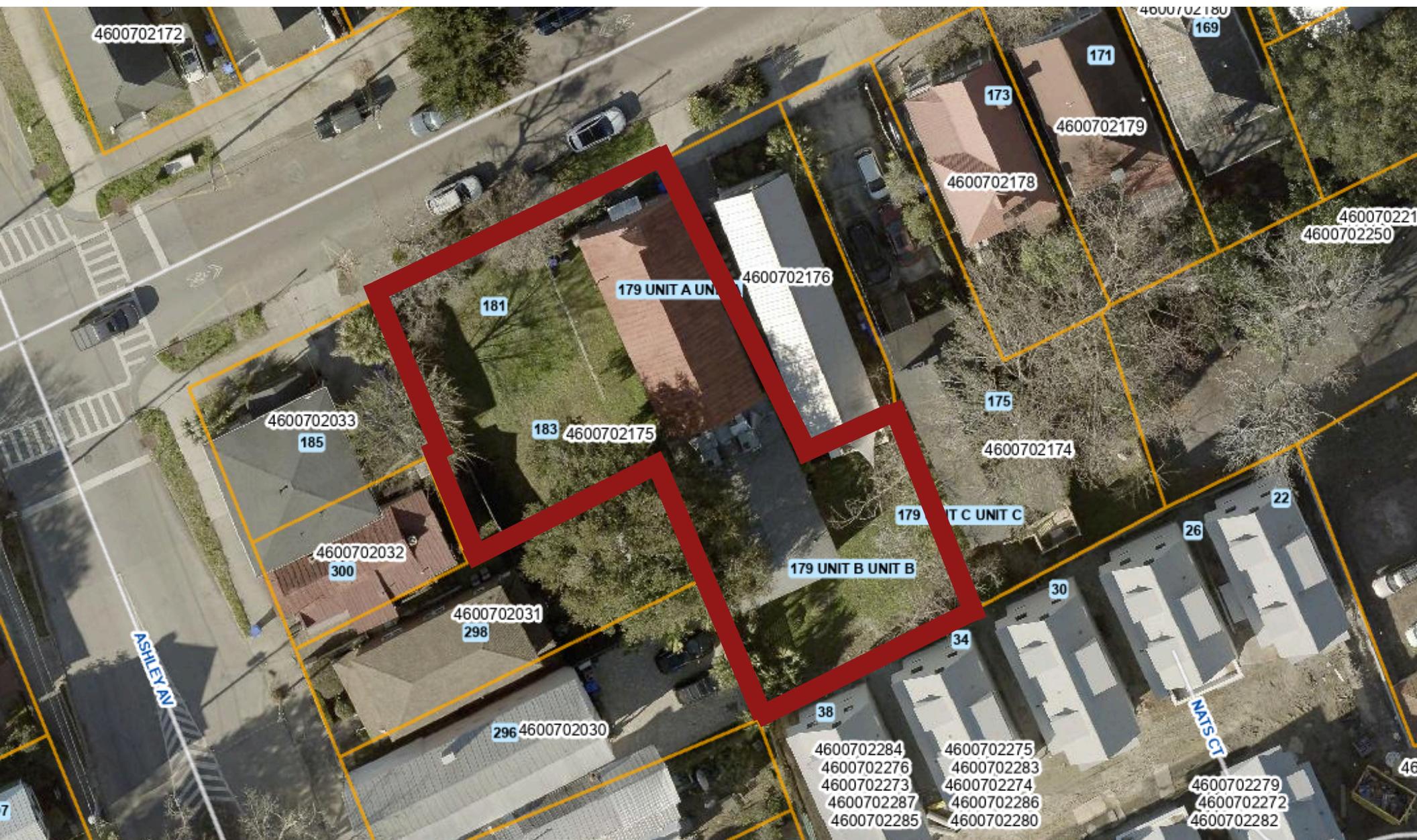
PROPERTY LOCATION

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PARCEL AERIAL VIEW

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179A FISHBURNE - TAX CREDIT

3 SECTION 12-67-120. Definitions.

Section effective until December 31, 2035.

For the purposes of this chapter, unless the context requires otherwise:

(1) **"Abandoned building"** means a building or structure, which clearly may be delineated from other buildings or structures, at least sixty-six percent of the space in which has been closed continuously to business or otherwise nonoperational for income producing purposes for a period of at least five years immediately preceding the date on which the taxpayer files a "Notice of Intent to Rehabilitate". For purposes of this item, a building or structure that otherwise qualifies as an "abandoned building" may be subdivided into separate units or parcels, which units or parcels may be owned by the same taxpayer or different taxpayers, and each unit or parcel is deemed to be an abandoned building site for purposes of determining whether each subdivided parcel is considered to be abandoned. For purposes of this item, an abandoned building is not a building or structure with an immediate preceding use as a single-family residence. For purposes of this item, use of any portion of a building or structure listed on the National Register for Historic Places when used solely for storage or warehouse purposes is considered nonoperational for income producing purposes; provided, however, that the credit provided under Section 12-67-140(B) is further limited by disqualifying for credit purposes the portion of the building or structure that was operational and used as a storage or warehouse for income producing purposes. This limitation is calculated based on the actual percentage of the space which has been closed continuously to business or otherwise nonoperational for income producing purposes for a period of at least five years immediately preceding the date on which the taxpayer files a "Notice of Intent to Rehabilitate" divided by one hundred percent.

(Buyer to verify all requirements)

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