



900 Us-501 Hwy

900 Us-501 Hwy, Myrtle Beach, SC 29577



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900 Us-501 Hwy

\$1,195,000

Excellent opportunity in a prime location for retail owner/user or investor. Unit B already has a long term Lease in place and current owner would be willing to Lease-Back Unit A to provide higher than market Cap rate. The building is a total of 5922+/- sq. ft. on .46+/- acres on the corner of Hwy 501 and Alder street in Myrtle Beach, SC. Unit A is approximately 4600+/- sq. ft. and is built out as 50% retail/showroom and 50% automotive shop. Property is only 6 blocks from the beach, has traffic counts of 13,000 vehicles per day on Hwy 501 and 1 block away from Hwy 17 with 28,000+/day....

- Great location in Myrtle Beach at the corner Hwy. 501 and Alder street, just on block from 6th Ave N. and 2 blocks from Hwy. 17 Business (N. Kings Hwy

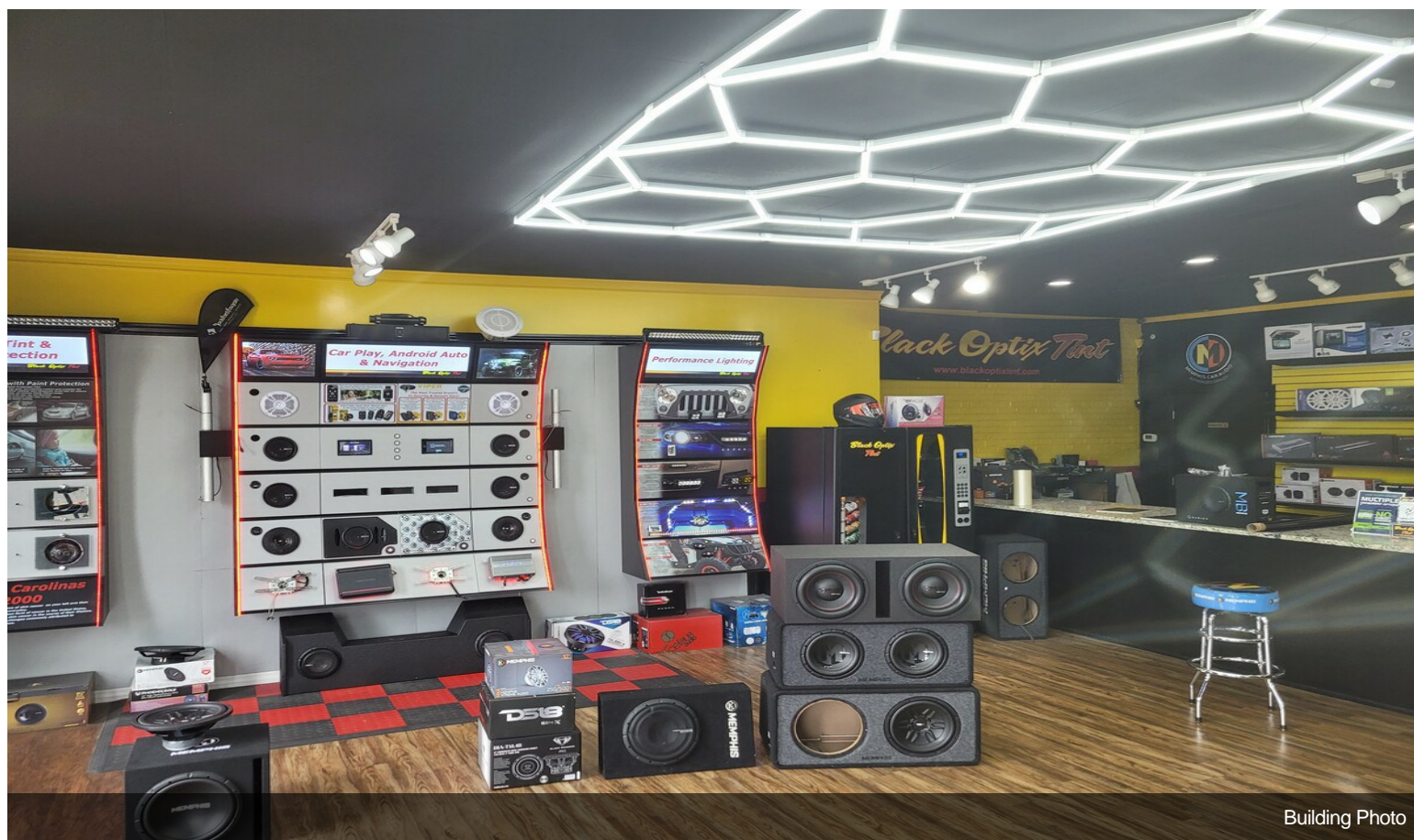


Price:	\$1,195,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.46 AC
Gross Building Area:	6,769 SF
No. Stories:	1
Year Built:	1954
Tenancy:	Multiple
Parking Ratio:	3.38/1,000 SF
Zoning Description:	UZ
APN / Parcel ID:	44304020038
Cross Streets:	Alder St
Walk Score ®:	79 (Very Walkable)

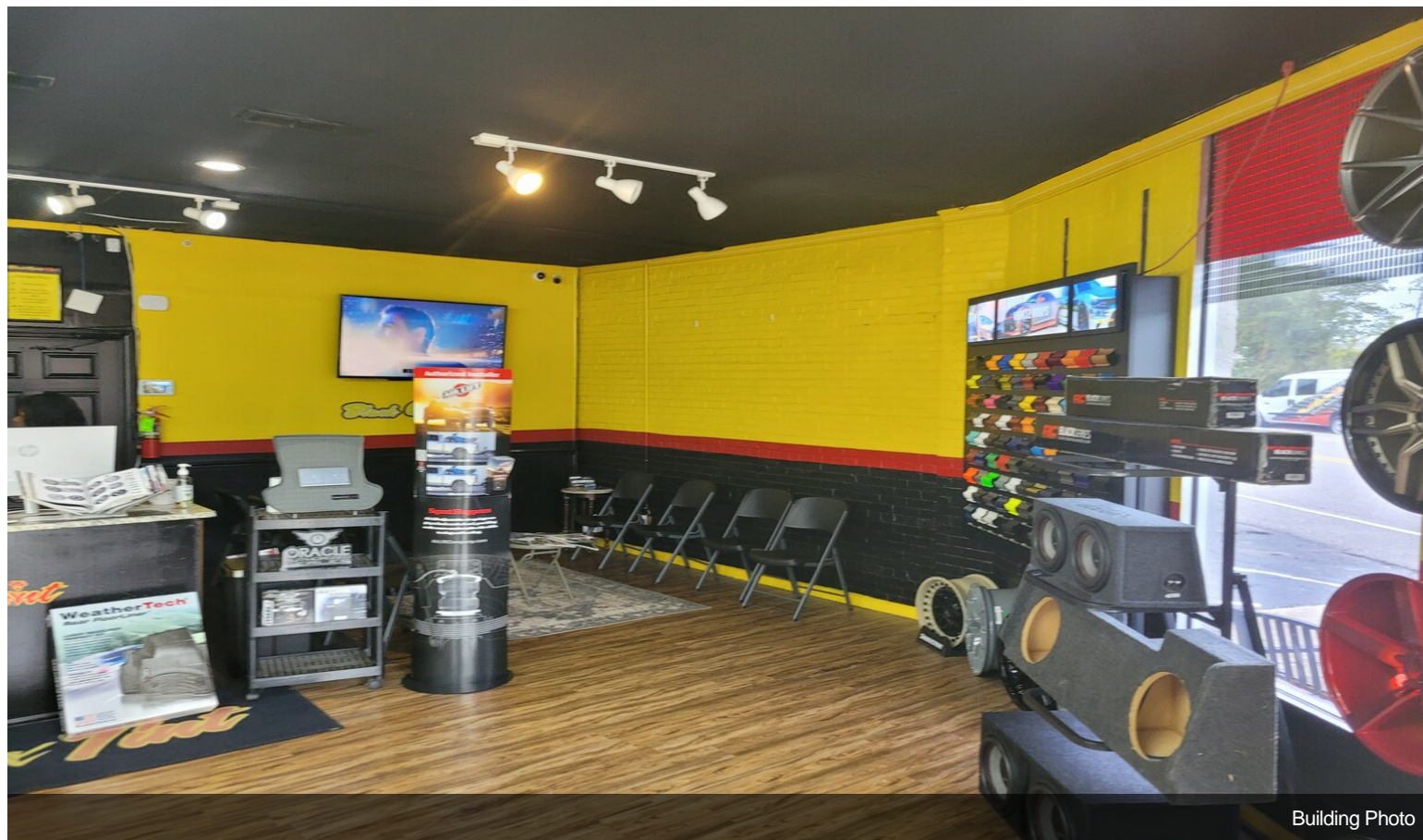


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Property Photos

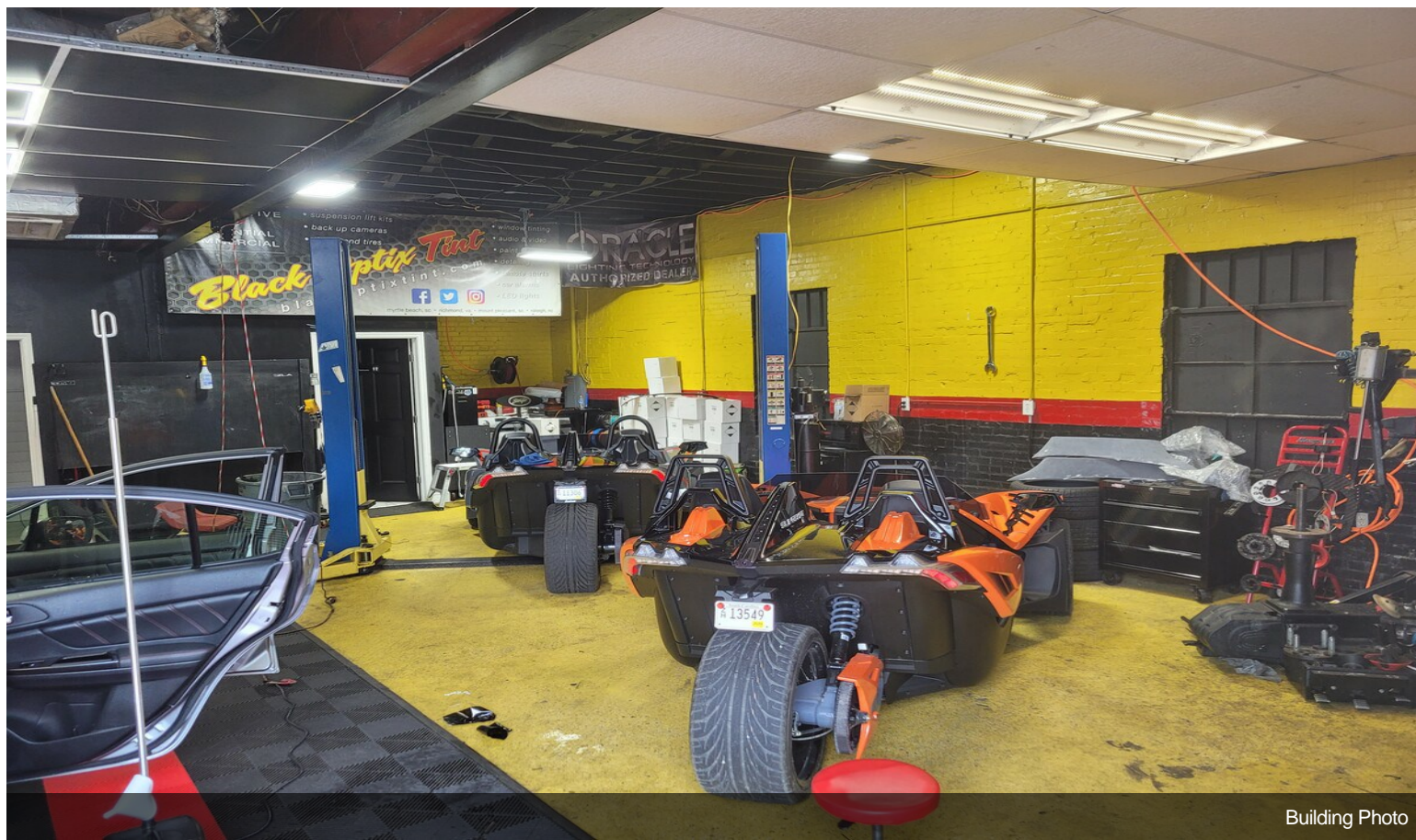


Building Photo

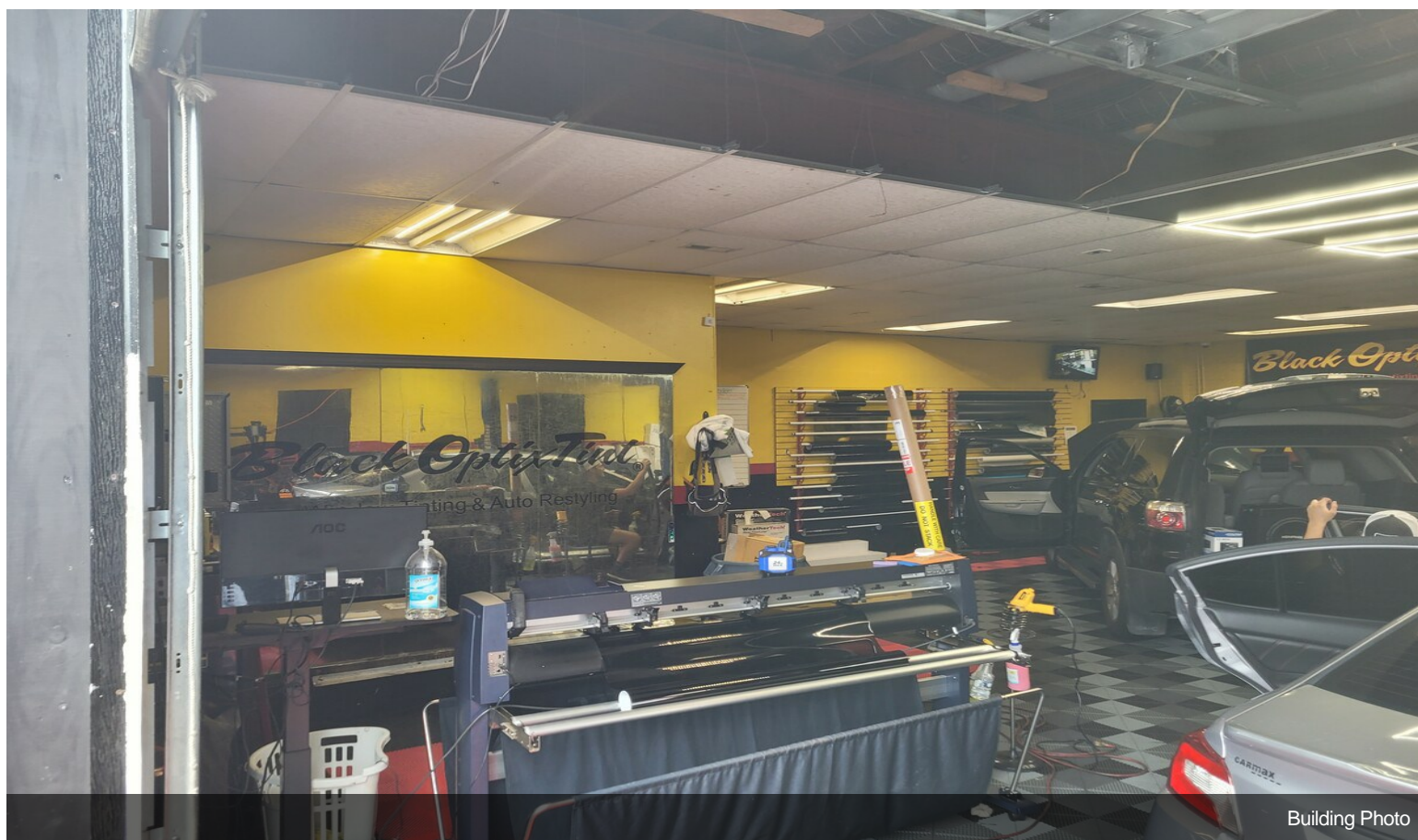


Building Photo

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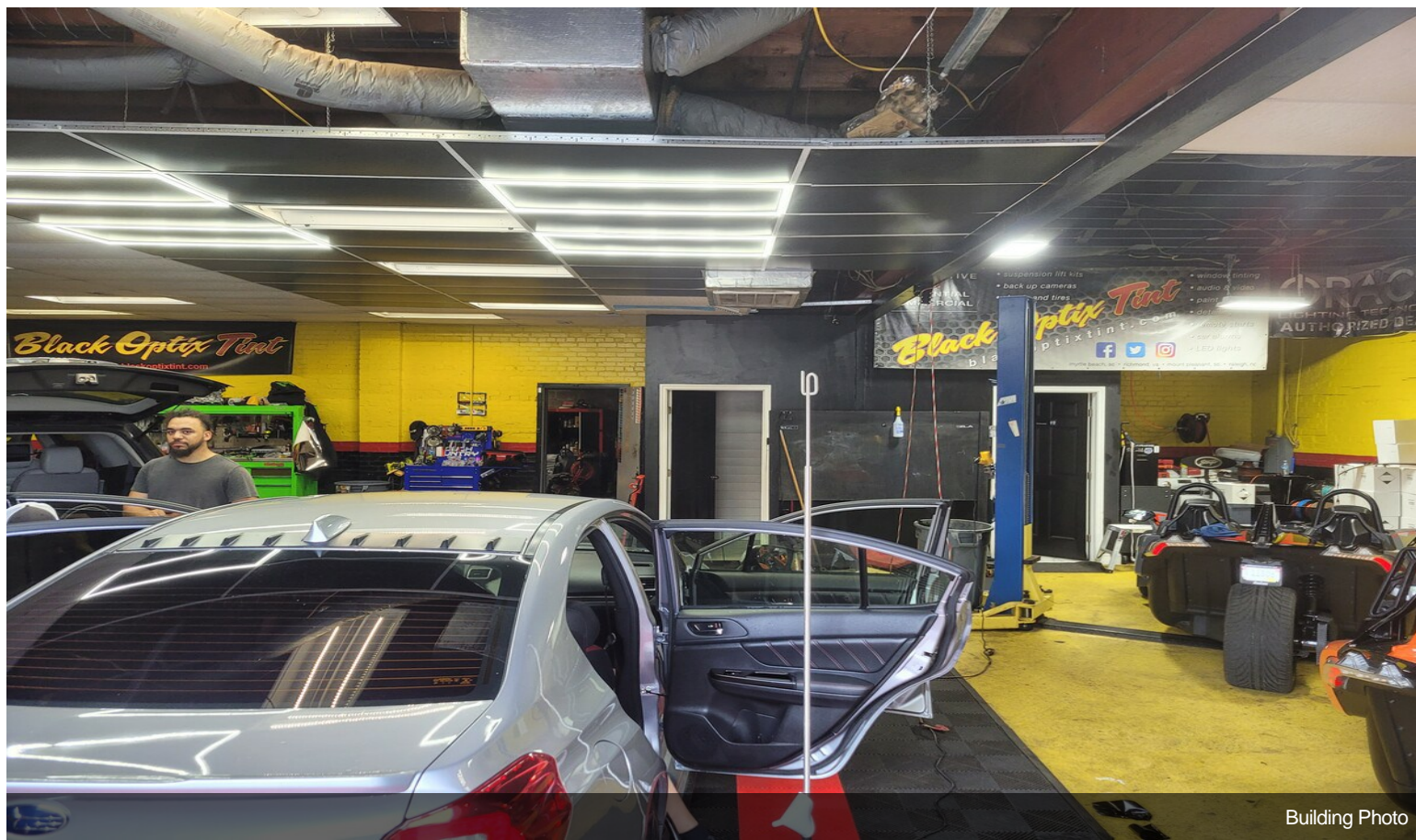


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