

SE MG

BUY. MANAGE. SELL.

S O U T H E A S T E R N M A N A G E M E N T G R O U P

presents:

1495 REMOUNT



OFFICE FOR SALE

\$1,200,000.00

- ▲ Approximately 7,400 SF on a 0.695 Acre Lot.
- ▲ Excellent 4-Story Office Building in a Rapidly Transforming Commercial Corridor of North Charleston.
- ▲ Zoned ON, Neighborhood Office in the City of North Charleston.

contact:

Chad Yonce, CCIM, CPM
843.343.1923
yonce@semgsc.com

151 King Street
Charleston, SC 29401

www.semgsc.com



S O U T H E A S T E R N
M A N A G E M E N T G R O U P

BUY. MANAGE. SELL.

1495 Remount Road North Charleston, SC

	<u>Unit</u>	<u>Price/SF</u>	<u>Monthly</u>	<u>Annually</u>	<u>SQFT</u>	<u>Term</u>
Leakeshi White	1A	\$	850.00	\$ 10,200.00		Expires 3/31/26
Tanya Sloan	1C	\$	500.00	\$ 6,000.00		Month-to-Month
Vacant	1D	\$	-	\$ -		
Tim Amey	2A	\$	590.00	\$ 7,080.00		Month-to-Month
Lynda Sullivan	2B, 2C, 2D, 1B	\$	1,543.00	\$ 18,516.00		Month-to-Month
Breathe Life Counseling	3A, 3C, 3D, 3F, 3G, 3H	\$	2,880.00	\$ 34,560.00		Month-to-Month
Pam Polzin	3B	\$	650.00	\$ 7,800.00		Month-to-Month
Katie Bonanno	3E	\$	425.00	\$ 5,100.00		Month-to-Month
Blair Scott	4A	\$	920.00	\$ 11,040.00		Expires 7/30/26
Price Benowitz	Mailbox Address Rental	\$	100.00	\$ 1,200.00		Month-to-Month
Christmas Law Firm	Mailbox Address Rental	\$	100.00	\$ 1,200.00		Month-to-Month
Annual Income		\$13.88	\$ 8,558.00	\$ 102,696.00	7400	

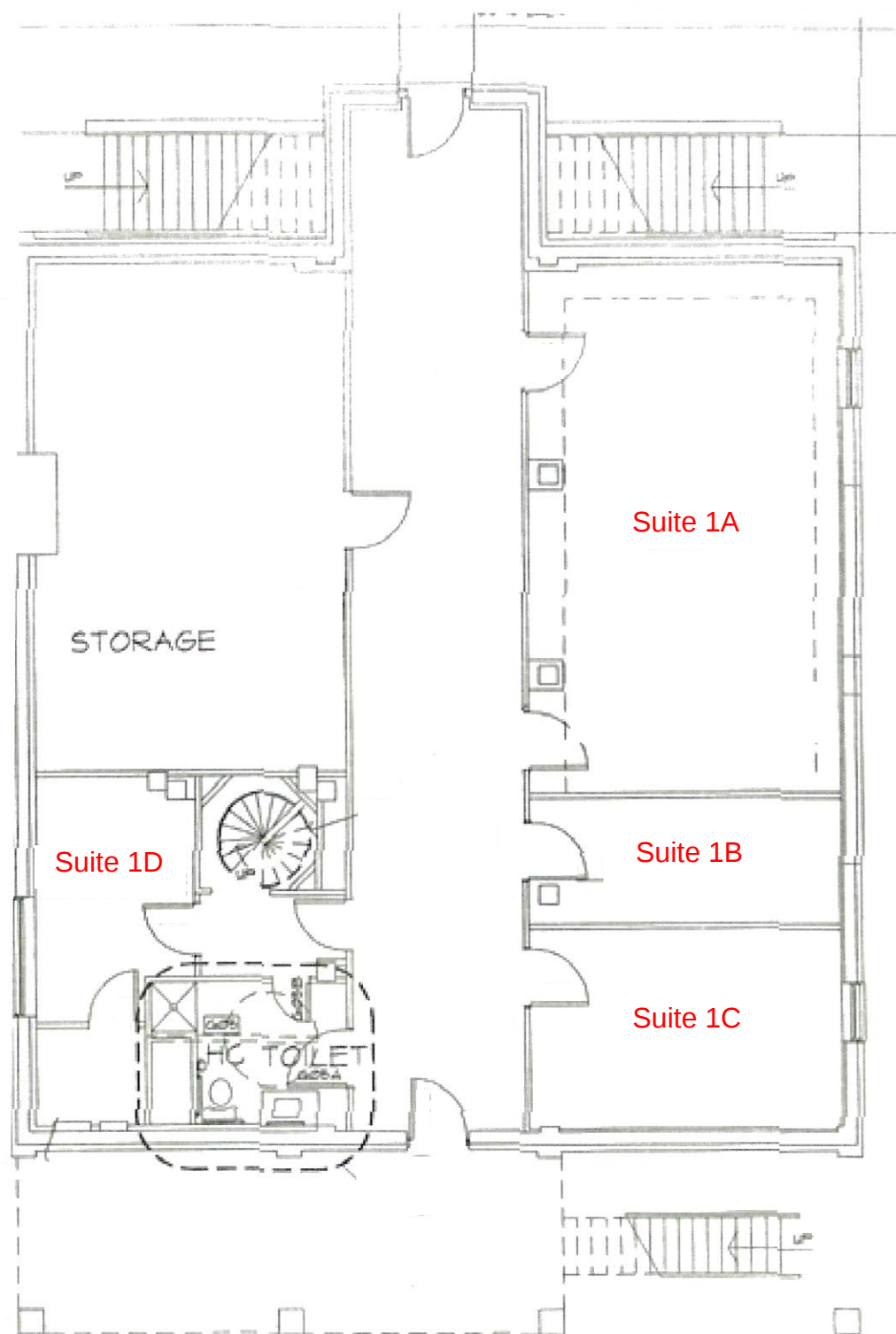
<u>Expenses</u>		<u>Monthly</u>	<u>Annually</u>	
Real Estate Taxes (2024)	TMS 473-14-00-236	\$ 872.40	\$ 10,468.80	(Tax Appraisal \$600,000.00)
User Fee (2024)	TMS 473-14-00-236	\$ 43.33	\$ 520.00	
Storm Water Fee (2024)	TMS 473-14-00-236	\$ 9.06	\$ 108.68	
Insurance (2024-2025)		\$ 428.95	\$ 5,147.36	
General Building Maint.	5%	\$ 416.67	\$ 5,000.00	
Janitorial		\$ 697.50	\$ 8,370.00	
Dumpster		\$ 133.00	\$ 1,596.00	
Termite Control		\$ 26.67	\$ 320.00	
Electricity		\$ 329.62	\$ 3,955.48	
Water / Sewer		\$ 42.87	\$ 514.39	
Total Expenses		\$ 3,000.06	\$ 36,000.71	
Net Operating Income		\$ 5,557.94	\$ 66,695.29	

Purchase Price	\$ 1,200,000.00	\$ 162.16	psf
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*** The Above Information was Provided by the Seller. It is Deemed Reliable but not Guaranteed ***

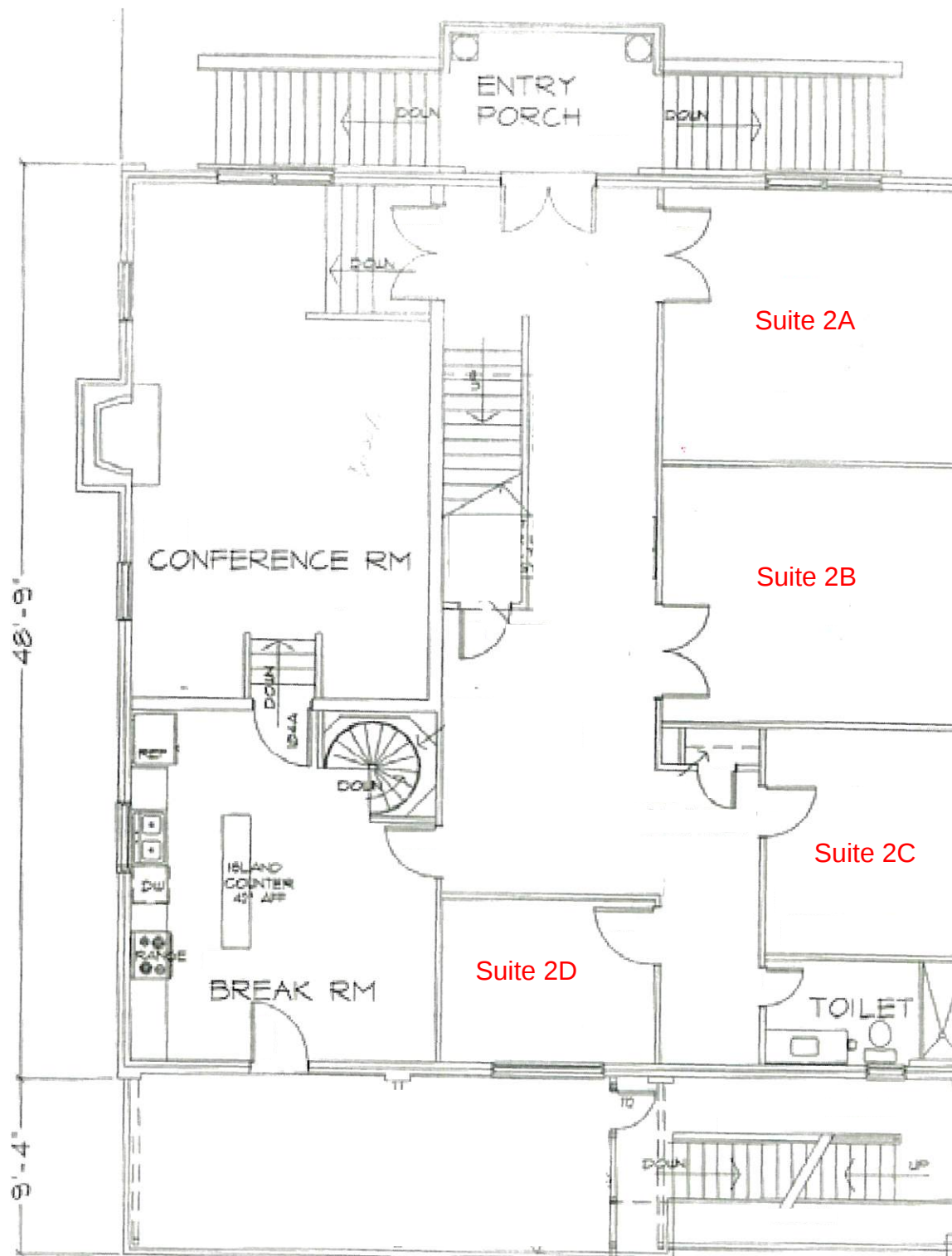
Ground Level Floor Plan

1495 Remount Road



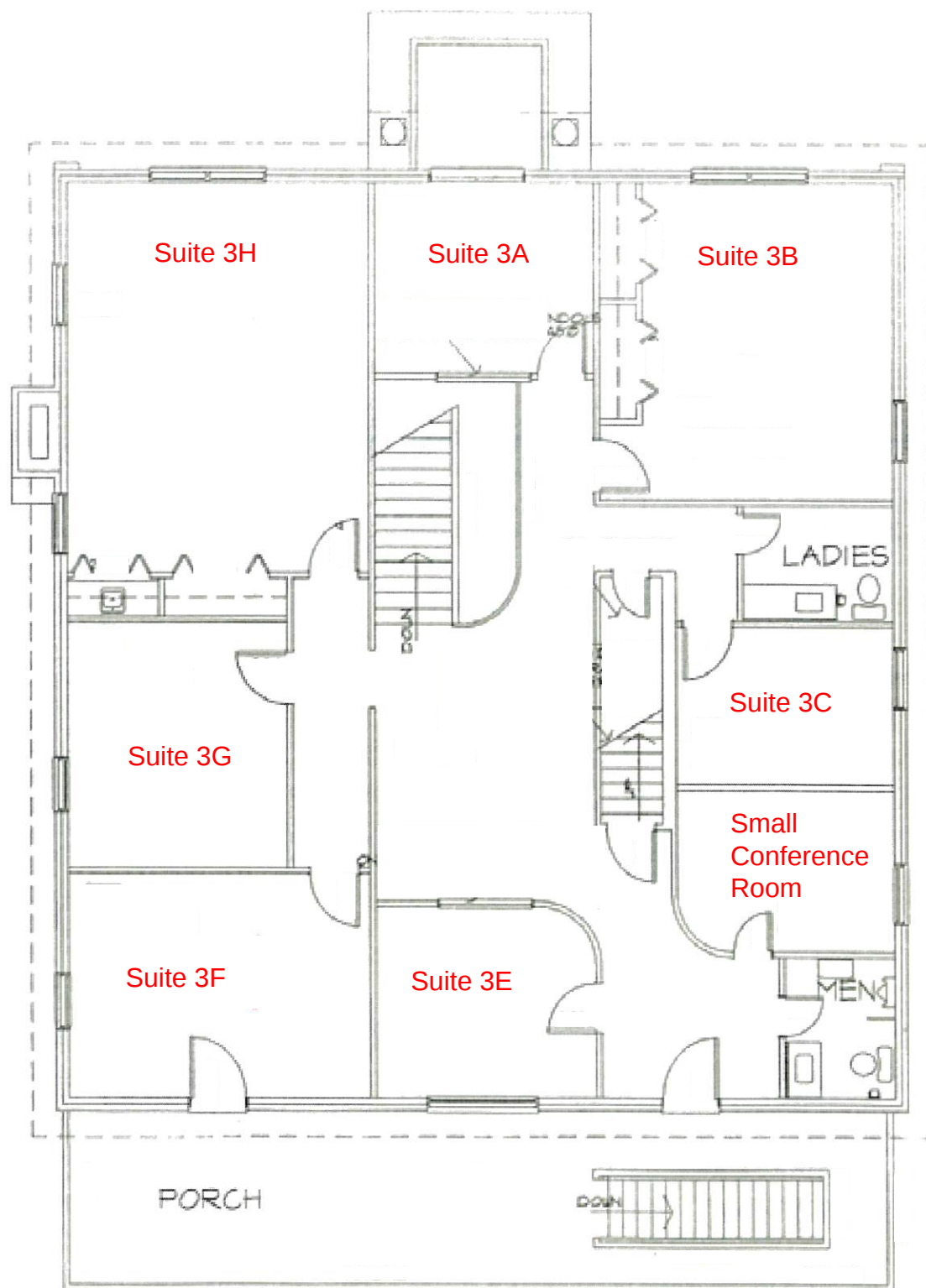
Second Level Floor Plan

1495 Remount Road



Third Level Floor Plan

1495 Remount Road



REFERENCES:

1. PLAT SHOWING THE COMBINATION OF LOT B, TMS# 473-14-00-113, CONTAINING 0.432 AC., AND LOT C, TMS# 473-14-00-115, CONTAINING 0.423 AC., TO CREATE NEW LOT B-1, CONTAINING 0.855 AC. BY HOYT AND BERENYI, RICHARD J. MORF, SCPLS# 23832 AND RECORDED AT CHARLESTON COUNTY ROD PLAT BOOK L15 PAGE 0009.
2. PLAT SHOWING THE SUBDIVISION OF LOT D OF LOT NO. 10, BLOCK NO.5, CHARLESTON FARMS, BY A.H. SCHWACKE, III, SCPLS# 13855, AND RECORDED CHARLESTON COUNTY ROD PLAT BOOK DA PAGE 215.

NOTES:

1. AREA WAS DETERMINED BY THE COORDINATE METHOD.
2. EASEMENTS SHOWN ARE BASED ON REFERENCES ONLY. THERE MAY BE EASEMENTS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
3. A TITLE SEARCH WAS NOT PERFORMED FOR THE CREATION OF THIS SURVEY.
4. STATE PLANE COORDINATES ARE FOR GIS MAPPING PURPOSES ONLY.
5. PROPERTY ZONING IS B-1A, LIMITED BUSINESS - TMS# 473-14-00-236.
6. PROPERTY ZONING IS B2, GENERAL BUSINESS - TMS# 473-14-00-115.
7. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE X, FEMA COMMUNITY 450042 CITY OF NORTH CHARLESTON, FEMA MAP 45019C02954, EFFECTIVE DATE NOV. 17, 2004.
8. A BOUNDARY SURVEY WAS NOT PERFORMED FOR THE CREATION OF THIS SURVEY. BOUNDARIES SHOWN ARE BASED ON LISTED REFERENCES ONLY.

LEGEND

--- PROPERTY LINE EXISTING
 --- NEW EASEMENT
 --- PROPERTY LINE ADJACENT
 --- RIGHT OF WAY

Parker Land Surveying, LLC
 5910 Griffin Street
 Hanahan, SC 29410
 Phone: (843) 554-7777
 Fax: (843) 554-7779

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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.

ANDREW C. GILLETTE Jr.

P.L.S. 27736



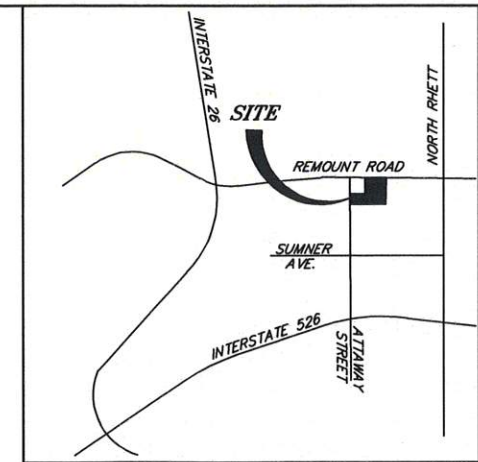
30 0 15 30 60 120
 (IN FEET)
 1 inch = 30 ft.

EASEMENT PLAT

SHOWING A NEW 20' INGRESS/EGRESS EASEMENT CONTAINING 0.113 ACRES ACROSS TMS# 473-14-00-11, A 0.855 ACRE TRACT OWNED BY REVELATION OF CHRIST CHURCH, TO PROVIDE ACCESS TO TMS# 473-14-0-236, A 0.695 ACRE TRACT OWNED BY SK SQUARED, LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA.

JUNE 7, 2019

SCALE 1"=30'



LOCATION MAP
 N.T.S.



19-085