



THE **LITCHFIELD**  
COMPANY REAL ESTATE  
— COMMERCIAL —

FOR SALE

1408 Russell Street, Orangeburg, SC  
\$399,900



FORMER OFFICE BUILDING FOR  
SALE. CALL FOR DETAILS

Cal Bruner

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Libby Bryant

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**5840 +/- Sq. Ft. Two story Professional Office Building located at the corner of Russell and Doyle St. This Building was built in 1958 on .30 Acres. Features: Level 1- Suite 1 w/4 Offices, Suite 2 w/3 Offices, 3 Individual Offices, 1 Restroom, & Walk-in Vault; Level 2 - Suite 3 w/4 Offices, Suite 4 w/2 Offices, 3 Individual Offices, Equipment Rm., 2 Restrooms. Property Taxes: \$5710.74 Tax Map #: 0173-13-25-001. Must See to Appreciate.**



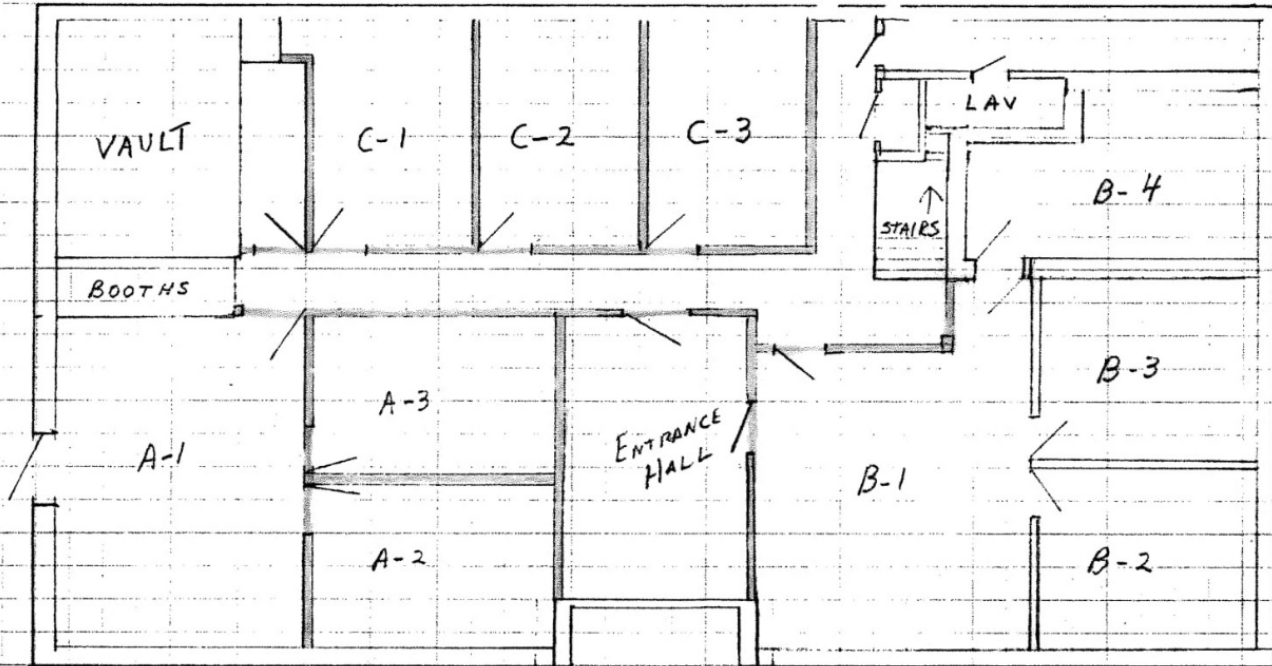






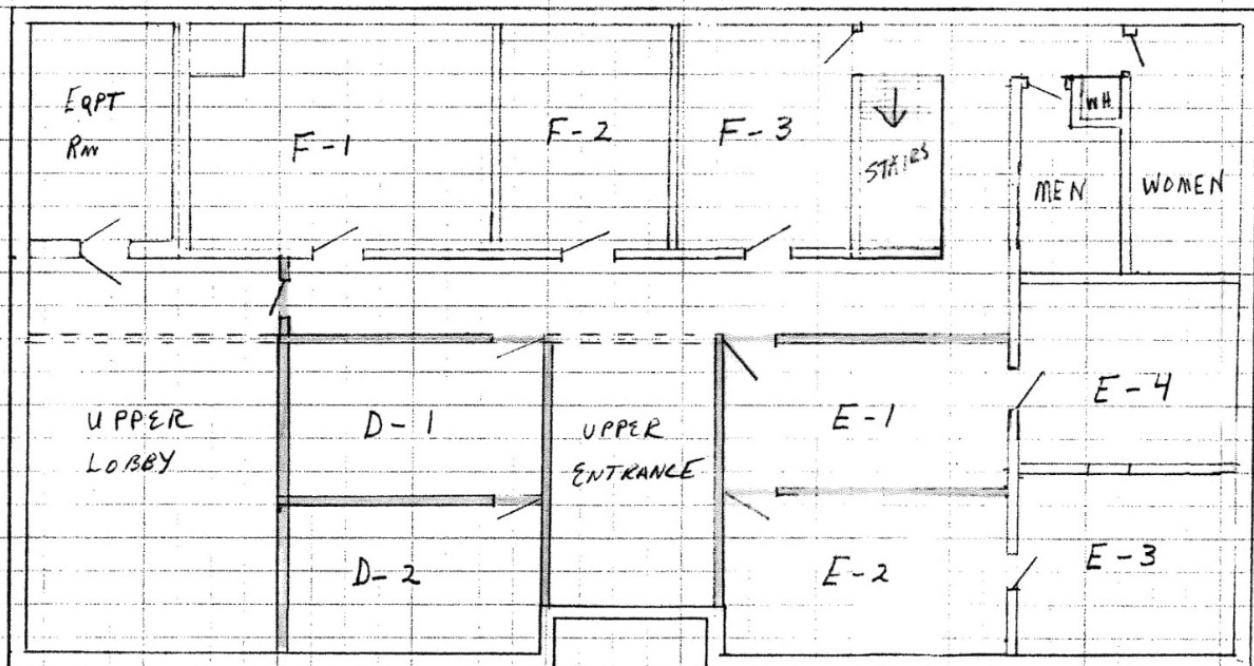
# 1st Floor

BUILDING - 408 Russell St  
SKETCH  
1st FLOOR  
1" = 8' approximately



# 2nd Floor

BUILDING - 408 Russell St  
SKETCH  
2nd FLOOR  
1" = 8' approximately



Proposed NEW construction  
IN RED



