

12 Unit Multifamily in Greenwood

310 Walker Ave, Greenwood, SC 29649

MULTIFAMILY FOR SALE



PROPERTY DESCRIPTION

Great opportunity to invest in a multifamily in Greenwood, SC! Property is located less than 10 minutes from Lander University and 20 minutes from Lake Greenwood.

There are 12 units total - all are 2 bedrooms, 1 bathroom. Each unit offers separate utilities (water, gas, electric). The property has 1 triplex, 1 quadplex, 1 five-plex.

Contact us at commercial@primerealtysc.com or (864) 438-2999 to learn more!

PROPERTY HIGHLIGHTS

- 12 Total units - all are 2 BR, 1 BA
- Separate utilities for each unit
- Cap Rate: 8% (when fully rented)
- NOI: \$44,560 (when fully rented)
- 4 units in need of minor repairs to get rented
- Locally managed
- Extra space on property to potentially add additional unit(s)
- Located near Lander University and Lake Greenwood

OFFERING SUMMARY

Sale Price:	\$525,000
Number of Units:	12
Lot Size:	0.9 Acres
Building Size:	9,184 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	636	2,407	5,485
Total Population	1,245	5,053	11,524
Average HH Income	\$87,352	\$68,169	\$55,753



Ashley Lewis

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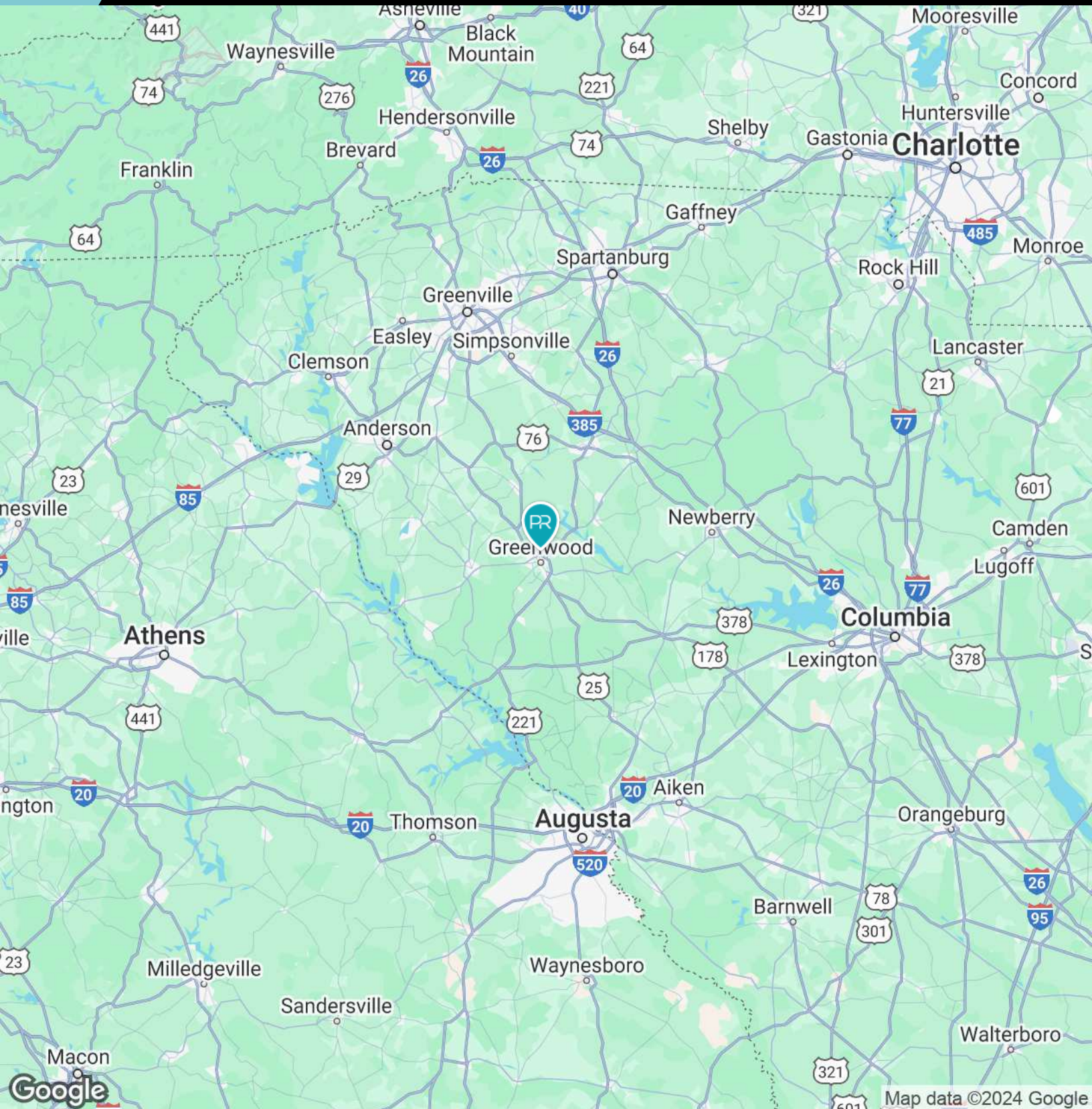
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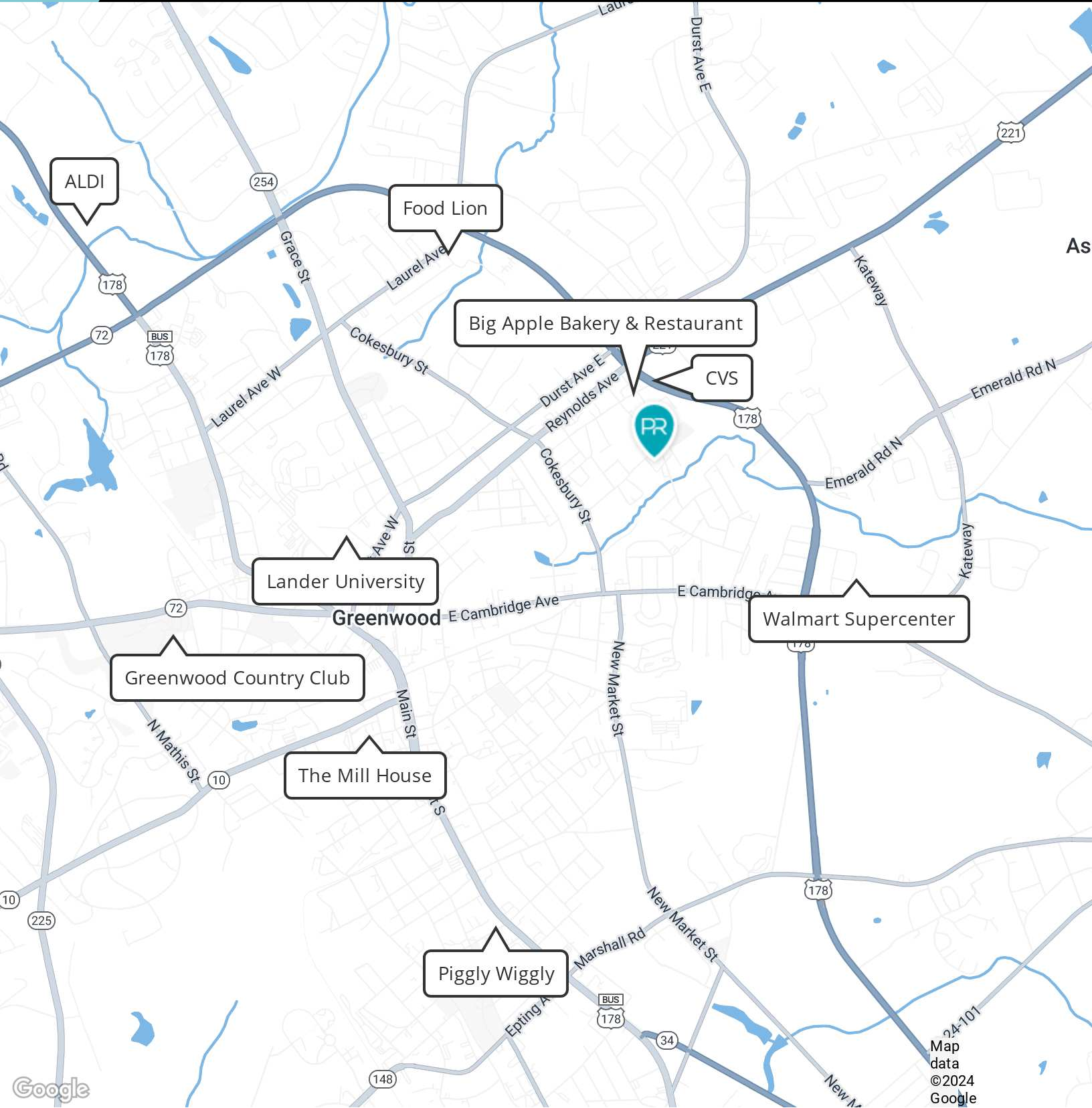
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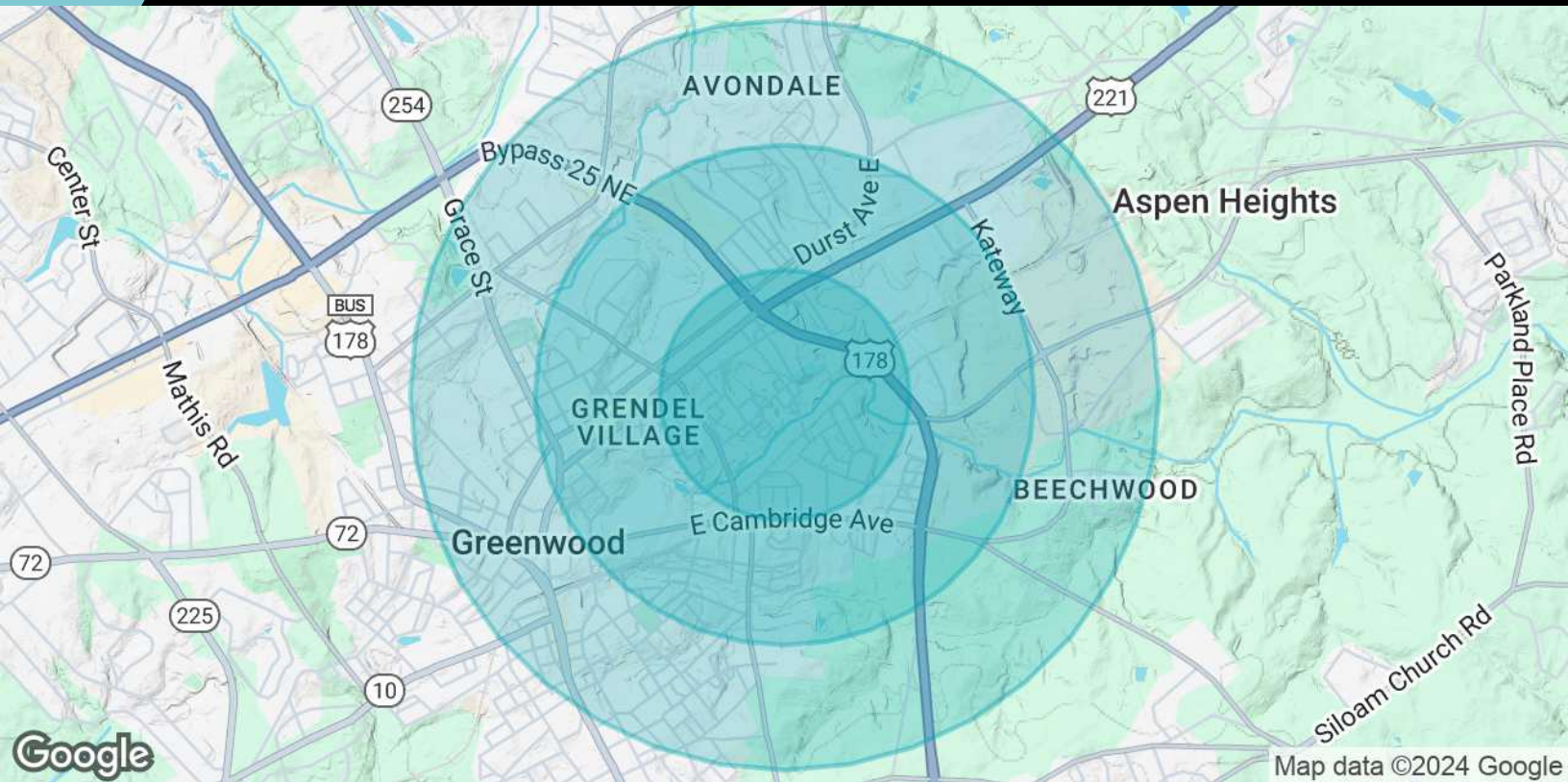
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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,245	5,053	11,524
Average Age	38.8	36.3	37.8
Average Age (Male)	39.9	36.3	35.3
Average Age (Female)	40.9	38.9	39.7

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	636	2,407	5,485
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$87,352	\$68,169	\$55,753
Average House Value	\$199,272	\$170,645	\$146,604

* Demographic data derived from 2020 ACS - US Census



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