

CORNER OF MAIN STREET & TASHA DRIVE

69 MAIN STREET (HWY 8), PELZER, SC

RECENTLY RENOVATED 840+- SF



- IN WEST PELZER CITY LIMITS
- ANDERSON COUNTY
- TAX MAP 243-06-02-025-000
- 0.07+- ACRE LOT
- PUBLIC WATER & SEWER

SALES PRICE: ~~\$215,000~~  
REDUCED TO **\$199,000**

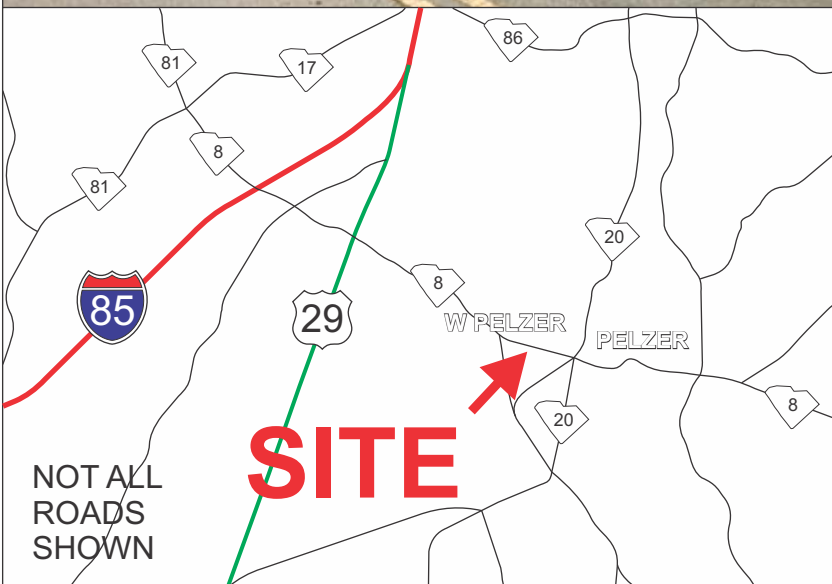
LEASE RATE: \$1,200/MO + NNN

FOR MORE INFORMATION CONTACT  
MICHAEL WOOD AT 864-325-1501  
mwood@langston-black.com

**LANGSTON BLACK**  
REAL ESTATE, INC.

P.O. BOX 2167  
GREER, S.C. 29652  
BUS: 864-848-9070

302



NOT ALL  
ROADS  
SHOWN

[www.langston-black.com](http://www.langston-black.com)



Commercial office/retail building located on Main Street in West Plezer, SC. Just 4+- miles from I-85 and within 30 miles of both downtown Greenville and Anderson. Perfect location for profession services like tax adviser/CPA, attorney or small retail boutique/salon. The interior is laid out with a seating/waiting area, office (large enough for 2 people) with receptionist window, break area and storage room that could be converted into one or more private offices. This building is very clean inside and out with many recent updates including: new 200A underground electrical service, interior wiring, plumbing, framing, spray foam, epoxy coated concrete floor, commercial storefront glass, magnetic entry with release button in the reception office. All renovations were completed approximately 2.5 years ago. Existing security system and TV fixtures shall transfer with the property.



