

## **Offering Summary**

Trinity Partners is pleased to offer an investor opportunity for a fully occupied office building on 1.06 acres for sale in Northeast Columbia. The property is approximately 10,000 square feet of office space situated on a total of 1.06 acres with approximately 0.51 acre of undeveloped lot in the adjacent office park. The building was constructed in 1988 with repairs and renovations completed in 2021.

PRICE: \$1,862,500

CAP RATE: 8%

**YEAR BUILT: 1988** 

**RENOVATED: 2021** 

**ZONING: GC** 

**COUNTY: RICHLAND** 



## **Tenant Mix & Breakdown**

The Property's income is generated from 24 individual Tenants, varying in professions and classifications for an excellent Tenant mixture and overall unique Investment. Originally, the two-story Office Building was designed to be leased/occupied on a larger (sector by sector) basis. Over time, the leasing demand became more of an individualized and "private suite" opportunity for the Tenant's in this sub-market. The office's cohabitated nature has lasted for years, without the lingering effects from recent global or economic uncertainties. Building and parking expansion or separate development are both valid options with the adjacent 0.51 ac lot along the North West property line.



## The Property

9367 Two Notch Rd., Columbia, SC 29209 **STREET ADDRESS** 

± 10,000 SF of Office Space **BUILDING SIZE** 

**General Commercial ZONING** 

SITE SIZE 1.06 acres

**TYPE** Investment

**TMS** R19908-05-11

34 Office Park Ct., Columbia, SC 29209 STREET ADDRESS

**PROPERTY SIZE** ± 0.51 acres undeveloped lot

**General Commercial ZONING** 

**TYPE** Expansion/Development Lot

**TMS** R19908-05-12



## Location

