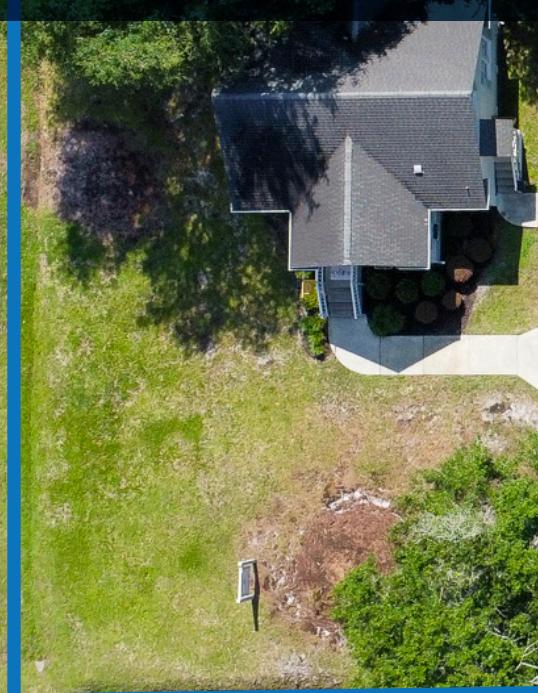


3 PARCEL PORTFOLIO

FOR SALE

WITH 948 SF
LEASE OPPORTUNITY



1224 WAPPOO RD & 1740 PINCREST RD
CHARLESTON, SC 29407

Harbor
COMMERCIAL PARTNERS

PROPERTY DESCRIPTION

West Ashley commercial and residential investment opportunity. This 3-parcel portfolio includes a fully operational office building, a well-maintained duplex, and a vacant commercial lot, used for parking. The two buildings total 3,225 SF on 0.56 acres.

1224 Wappoo Rd is a newly renovated 1,347 SF commercial office building. The charming space is currently owner occupied and used as a showroom and design studio. The vacant commercial lot directly adjacent to 1224 Wappoo is build-ready and offers flexible options for development.

1740 Pinecrest Rd. A & B, an 1,878 SF brick duplex, offers investment income potential with its Residential Office zoning. 1740 A is currently available for lease, while 1740 B is occupied by a tenant. Both units are two beds, 1 bath.

THE OFFERING

ADDRESS	SIZE	PRICE
1224 WAPPOO RD	1,347 SF	
1224 WAPPOO RD	0.16 AC	\$1,950,000
1740 PINECREST RD A & B	1,878 SF	

LEASE OPPORTUNITY

ADDRESS	SIZE	PRICE
1740 PINECREST RD A	948 SF	\$25.56 PSF

PROPERTY SPECS

TAX ID/APN	351-12-00-028 351-12-00-192 351-12-00-042
TAXING AUTHORITY	Charleston County
LOT ACREAGE	0.56 AC
TYPE	Retail/Office Buildings Residential Ready to Build Lot
CLASS	A
ZONING	CT: Commercial Transitional & RO: Residential Office
YEAR BUILT	1937 & 1965
NO. OF BUILDINGS	2



1224 WAPPOO RD



1224 WAPPOO RD & 1740 PINECREST RD, CHARLESTON, SC 29407



1224 WAPPOO RD & 1740 PINECREST RD, CHARLESTON, SC 29407

0.16 ACRE

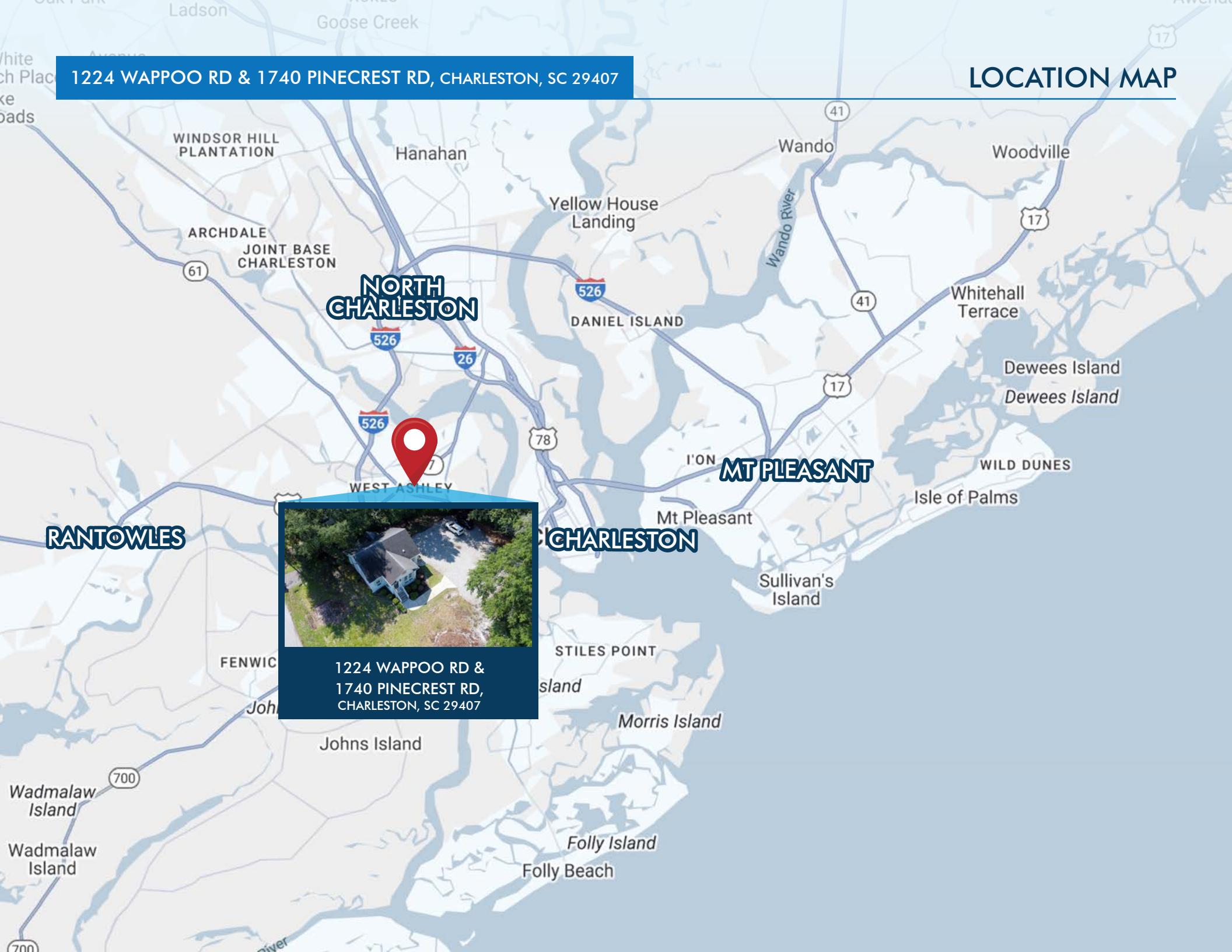


1740 PINCEREST RD



1224 WAPPOO RD & 1740 PINECREST RD, CHARLESTON, SC 29407

LOCATION MAP





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