



PRIME REALTY

**1300 LAURENS ROAD  
GREENVILLE, SC 29607**

**BUILDING FOR SALE**

**(864) 438-2999  
COMMERCIAL@PRIMEREALTYSC.COM**

**W. ASHLEY  
LEWIS**



**KIRA  
PERKINS**







**\$480,000**

For Sale

**MX-2**

Zoning

Located on a highly visible corner lot along Laurens Road, this property benefits from an estimated daily traffic count of approximately 35,000 vehicles. This property is zoned MX-2, it allows for a wide range of potential uses including office, retail, or mixed-use development.

Recent improvements include all-new ductwork, a new HVAC system, and the removal of dead trees around the lot. The building features seven dedicated parking spaces with potential for expansion, two bathrooms—including one with a shower—a functional kitchen area, and a basement with a one-car garage at the rear, offering additional storage space.

Civil Engineering CAD design work for ADA compliance to property has been completed and approved by city of Greenville. This property combines prime location, strong visibility, and recent upgrades, making it a versatile opportunity for its next owner.

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# FLOOR PLAN



All measurements are approximate and provided for reference only.  
If exact dimensions are important, buyer is encouraged to verify.



# ADDITIONAL PHOTOS

