

# 113 Court Street Pickens, SC 29671

## Detail Sheet

Located across the street from the Pickens County Courthouse

Enhanced architecture built-in 1976 with brick exterior, interior wood beams & vaulted wood ceilings with main hall of glass windows overlooking the brick courtyard and brick accented walls throughout. Perfect for a law office or insurance company. Parking in front and on the right side of the building.

### Main Building

Leased for 4 Years @ \$1500/Month

- (18 x 19) - Main lobby - temporary drop ceiling for privacy, vaulted ceiling
- (9 x 10) - Smaller lobby - 2 brick fireplaces, one with gas logs, brick flooring & wood beams
- (8 x 22) - Front office (off of the lobby) - vaulted ceiling, wood beams
- (6x 8) - Computer room - carpet, built-ins
- (8 x 14) - Kitchenette- stove, sink, half bath
- (10 x 9) - Office - vaulted ceilings with wood beams, wood trim & some wood ceilings
- (9 x 11) - Office - vaulted ceilings with wood beams, wood trim & some wood ceilings
- (9 x 12) - Open Work Area
- (5 x 8) - Closet - wood-paneled
- (12 x 16) - Office/Conference room - wood ceilings, carpet
- (10 x 12) - Premier Office with picture window overlooking courtyard, vaulted ceiling wood accents, full bath

### Building 2

For Lease for \$650/Month

Front Courtyard Entrance & Back Entrance  
2-3 Parking Spaces in Back

- (10 x 12) - Front office - vaulted ceiling closet, half bath
- (7 x 8) - Reception Area - built-in desk, cabinets
- (13 x 18) - Office - vaulted ceilings, wood accent wall, picture windows, half bath



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## *Detail Sheet*

### Improvements

- 12/2021 - Interior Paint
- 12/2021 - Roof Repaired
- 7/2021 - Areas of New Flooring (Main Building)
- 9/2020 - New Roof (Building 2)
- 11/2019 - Window Trim Repair Inside & Out
- 2/2019 - Chimney Cleaned Inside & Out
- 8/2016 - Replace Copper Piping with Pex (except wall behind the shower)
- 10/ 2015 - Architectural Roof Installed (Main Building)
- 2013 - Gas pack installed (Main Building)

### Utilities

- Power - Blue Ridge - \$250 mth
- Gas - Fort Hill - \$55 mth
- Water, Sewer, Trash - City of Pickens - \$150 mth
- Phone - AT&T - \$4,500 yr (Cable to the building is copper ADSL through Vyve)

### Showings

Serious Inquiries Only

Showings are by appt. only at 5 pm & must be confirmed 24 hours in advance.

Call Cindy Fox Miller 864-238-9100

