

FOR SALE

Fully Leased Multi-tenant Flex Park
4051 Broad River Road | Columbia, SC



Executive Summary

4051 Broad River Road

Property Highlights:

- 3-Building Value-Add Investment Property
- 100% Leased
 - Unit 4047 A: $\pm 3,000$ SF
 - Unit 4047 B: $\pm 2,100$ SF
 - Unit 4051 A & B: $\pm 5,000$ SF
 - Unit 4051 C: $\pm 5,750$ SF
- ± 12 - $14'$ Ceilings
- 11 Drive-in Doors
- ± 1.8 Acres
- Zoning: GC
- ± 1.5 miles to I-26
- ± 2 miles to I-20
- VPD: $\pm 22,500$

Offering Summary

Total Square Footage: $\pm 15,850$ SF

Sale Price: \$1,495,000

Acreage, square footage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's Agent.



Financial Overview

4051 Broad River Road

UNIT	SF	LEASE TYPE	MONTHLY RENT	LEASE START / END
4047 A	3,000	Mod. Gross	\$2,600	03/01/2020 - 01/31/2027
4047 B	2,100	Mod. Gross	\$1,750	04/29/2024 - 04/30/2027
4051 A & B	5,000	Mod. Gross	\$5,000	10/14/2025 - 11/30/2032
4051 C	5,750	Mod. Gross	\$3,500	08/01/2026 - 07/31/2029
TOTAL	15,850		\$12,850	

INCOME	\$154,200
Landscaping	\$3,150
Utilities	\$1,691.58
Taxes	\$21,403.00
Insurance	\$7,460.00
Total Expenses	\$33,704.58
NOI	\$120,495.42
Purchase Price	\$1,495,000.00
CAP Rate	8.1%



Photos



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Walmart Sams Club Total Wine J&M Smoked Meats

T.J. Maxx The Home Depot

Starbucks Coffee Costco Wholesale

PRISMA HEALTH

SEGRA PARK

Colonial Life Arena

WILLIAMS-BRICE STADIUM

Map
Columbia, SC

Contact Information

Reedy Property Group

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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