

Multi-Use Building For Sale

Located near the Corner of Broughton St. & John C. Calhoun Drive



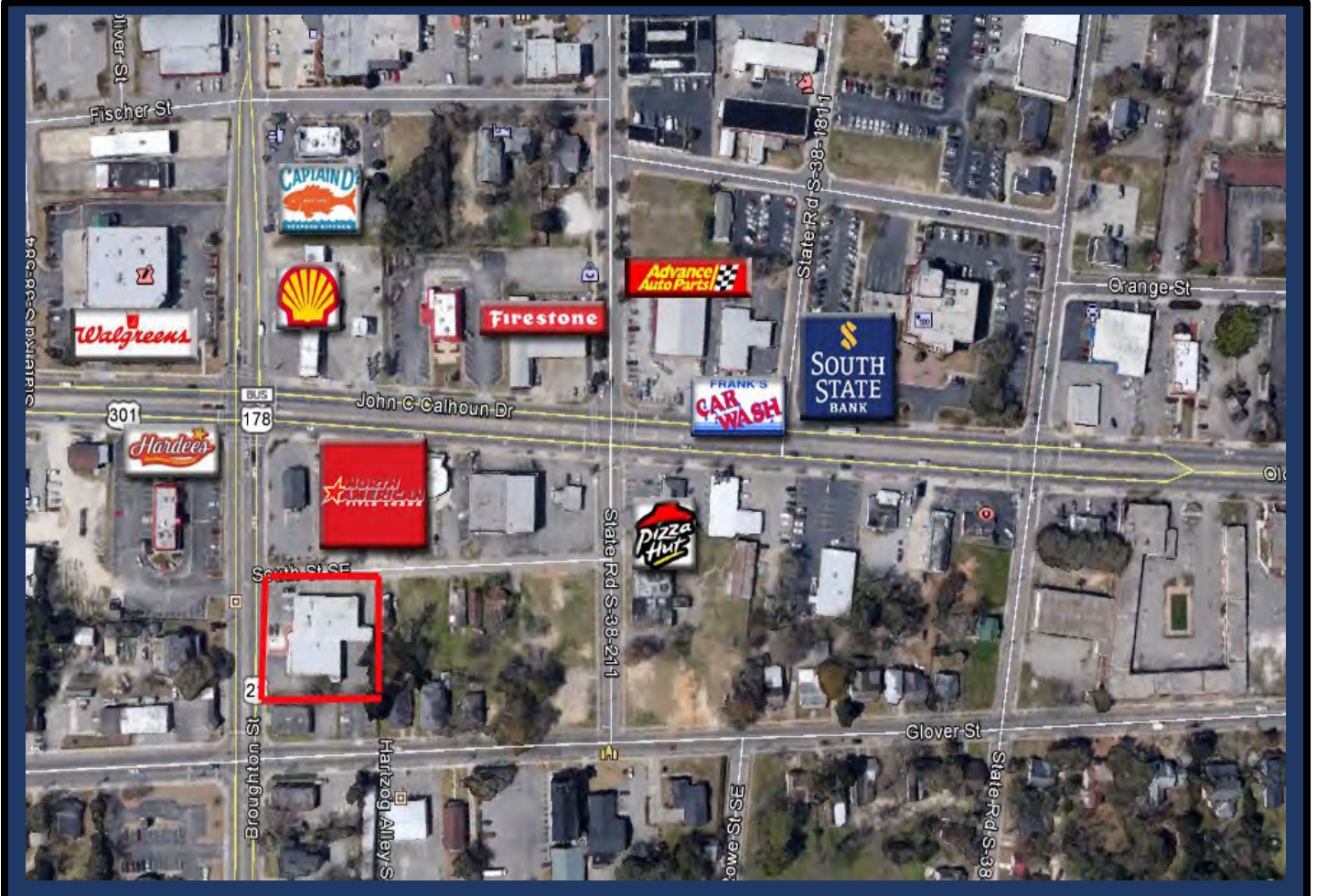
Former Mid Carolina Office Supply located @ 854 Broughton Street: 9,887 +/- Sq Ft Multi-Use Building situated on 0.55 +/- Acres was built in 1974 & Addition in 1978. Features: 2 Large Open Retail & Office Areas, 5-6 Offices, 3 Restrooms, Large Shop & Parts Area, IT Room, Large Warehouse Space with Bay Door & Covered Dock Area, Covered Exterior Loading Dock on Right Side & Various Parking Areas. Security System. Central HVAC except in Warehouse. Property Taxes: \$7,741.01 (County) & \$1,966.10 (City), Tax Map #: 0173-17-25-008.

Excellent Property for the Business Needing Showroom & Office Space with the Addition of Warehousing & Storage in the Rear.

Now Available for \$349,900

For Additional Information, please contact:

**R. Cal Bruner, Jr.
The Litchfield Company Commercial
803-535-6208**



A lot with improvements in the City of Orangeburg, County of Orangeburg, State of South Carolina, commencing at a point 73.4 feet running N 39 degrees 7.5 minutes W from the northeastern corner of the intersection of Glover and Broughton Streets; thence running N 39 degrees 7.5 minutes W 80.7 feet along Broughton Street to an iron; then N 50 degrees 45 minutes E 180.3 feet to an iron; thence S 40 degrees 15 minutes E 80.4 feet to an iron; thence S 50 degrees 52.5 minutes W for a distance of 182.3 feet to an iron, the point of beginning; LESS AND EXCEPT, HOWEVER, any property heretofore taken by the South Carolina Highway Department, now Department of Transportation, for the widening of Broughton Street.





