

FOR SALE

913B Bowman Road, Mt Pleasant, SC

Investment opportunity in excellent location



Get more information

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**AVISON
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40 Calhoun St, Ste 350 | Charleston, SC

Property overview

Avison Young is pleased to present a rare sale/lease-back investment opportunity in a high-demand medical office market. The offering consists of Unit 2, located within a well-maintained two-unit medical office condominium. Situated on the west side of the building, Unit 2 comprises a shared lobby area providing a welcoming entry point.

Current owner-occupant will enter into a new ten (10) year lease with the prospective buyer at market rental rates upon sale.

Property Highlights

- Located in $\pm 7,137$ sf two-unit medical building
- High visibility with $\pm 7,400$ VPD
- Signage opportunity
- Centrally located 1 mile from East Cooper Medical Center
- Convenient access to Hwy 17
- Suite includes: Shared lobby area, private waiting area, reception desk with record area, nurse's station, multiple exam rooms, and a breakroom with kitchenette

Sale price: \$1,495,000

Space	Unit 2
Unit size	$\pm 3,627$ sf
Shared lobby size	± 328 sf
Lot size	± 0.597 acres
Parking	35 spaces
County	Charleston
TMS	535-00-00-378
Year built	2002



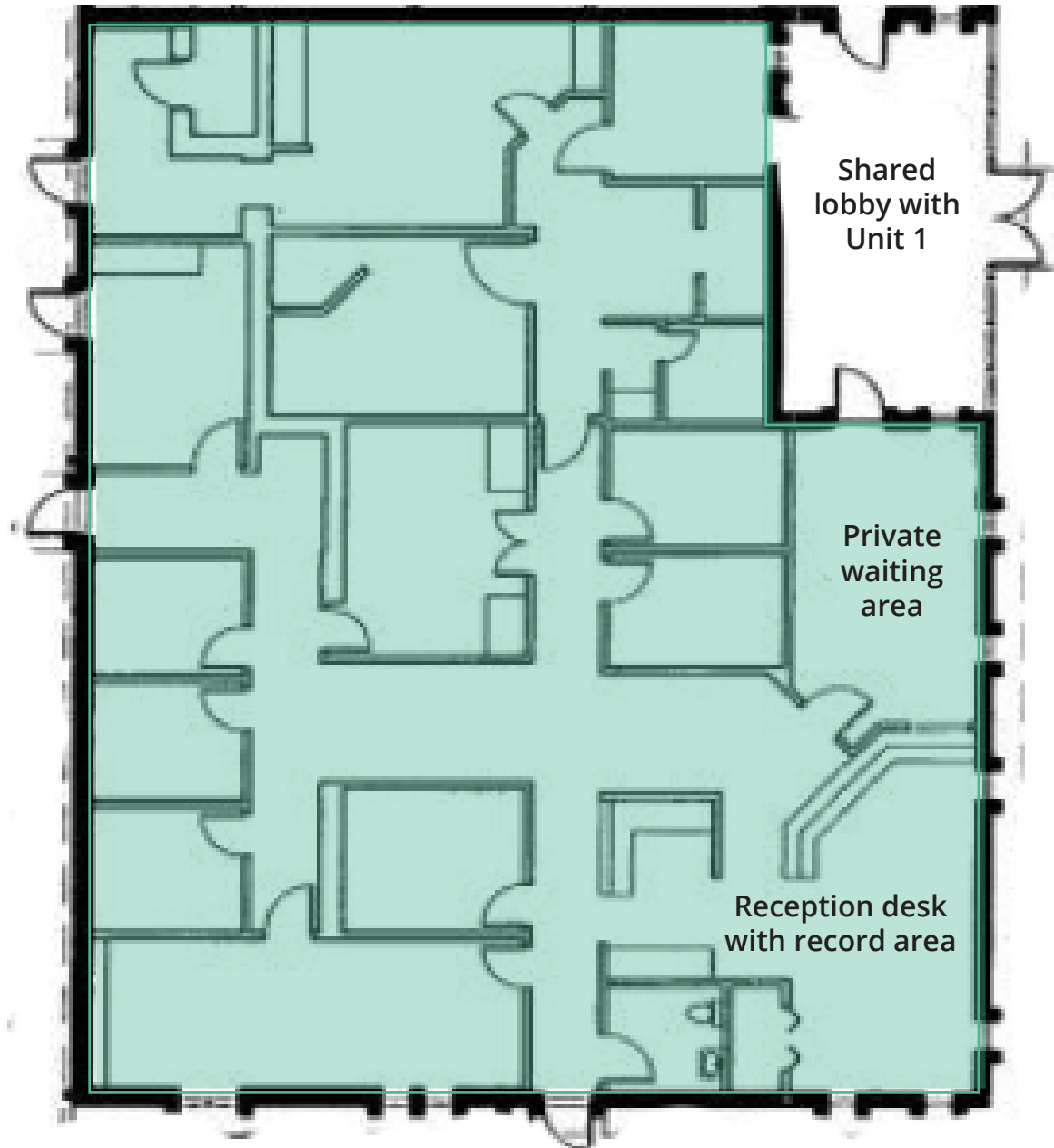
Photos



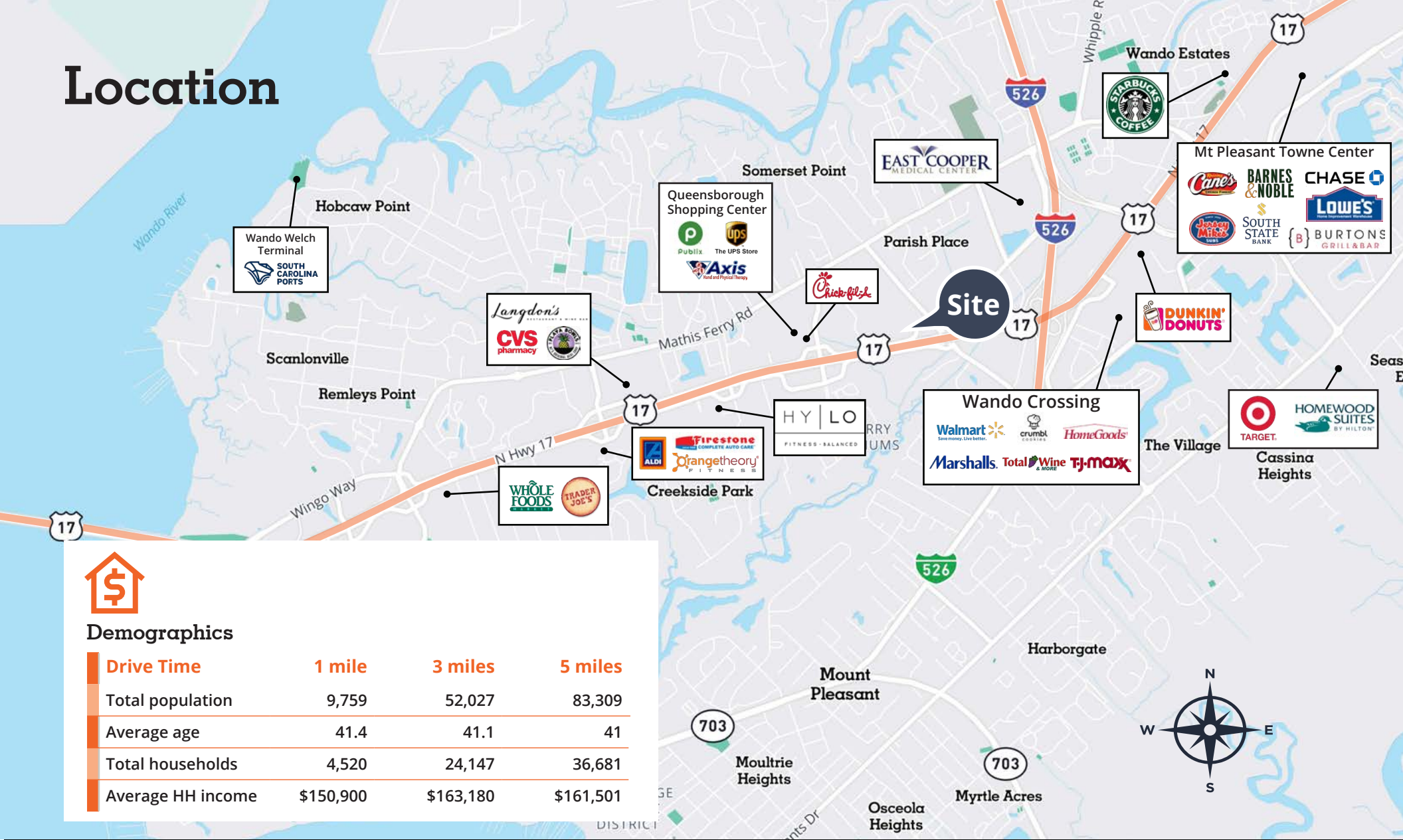
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Floorplan



Location



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