

**Commercial Sale**  
**50 Center Street**

50 Center Street  
Folly Beach, SC 29439

**List Price: \$1,600,000****Active****Lot Acres Min: 0.22**  
**Lot Acres Max: 0.22****MLS#**  
**31000443**

**Public Remarks:** Vacant 0.22 acres on the corner of Center Street and East Huron Avenue. City of Folly Beach Downtown Commercial "DC" Zoning, within Center Street Overlay District "CSOD". Town will allow new building to be built next to Center Street. No parking requirements.

**Directions:** Located on Center Street at East Huron Avenue.

General Property Information	Building/Construction Information	Business/Tax Information
<b>Property Sub Type:</b> Unimproved Land <b>Zoning:</b> <b>County:</b> Charleston <b>Submarket/Township:</b> 22 - Folly Beach to Battery Island <b>Days On Market:</b> 710 <b>Parcel Number:</b> 3281000045 <b>Property Sub Type:</b> Office; Retail; Unimproved Land <b>Secondary Sub-Type:</b> Office <b>Tertiary Sub-Type:</b> Retail <b>Lot Acres Min:</b> 0.22 <b>Lot Acres Max:</b> 0.22 <b>Lot Depth:</b> 130 <b>Frontage Length:</b> 75 <b>Land Splits Available:</b> No <b>Area and Location:</b> Airports: Charleston International Airport; Highway Access: HWY 171; Largest Nearby Street: Center Street; Rail Access: No <b>Part of Planned Development?:</b> No <b>Easements:</b> Electric Lines <b>In Flood Plain?:</b> Yes <b>Lot Features:</b> Level <b>Nearest MSA:</b> Charleston-North Charleston, SC <b>Road Frontage Type:</b> City Street <b>Road Surface Type:</b> Asphalt; Paved	<b>Building Area Total:</b> <b>Current Use:</b> Commercial <b>Listing Terms:</b> Cash; Conventional <b>Sewer:</b> Public Sewer <b>Utilities:</b> Cable Available; Electricity Available; Electricity Connected; Internet Available; Sewer Connected; Water Available; Water Connected <b>Water Source:</b> Public	<b>Auction Details:</b> Auction: No <b>Tax Legal Description:</b> Lot 42 44 Center Street
Listing/Contract Information		
<b>Listing Office:</b> Carolina One Real Estate	<b>Status Change Date:</b> 04/21/2025 <b>Back on Market Date:</b> 04/21/2025 <b>Listing Terms:</b> Cash; Conventional	

**Listing courtesy of:**

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