

COMMERCIAL
REAL ESTATE

SERVING THE COASTAL LOWCOUNTRY FOR OVER 30 YEARS



1411 QUEEN STREET | BEAUFORT, SC

COMMERCIAL SALE-LEASEBACK INVESTMENT OPPORTUNITY

IN THE
**HEART OF
BEAUFORT**

1411 QUEEN STREET



A PREMIER LOCATION

Surrounded by a diverse mixture of retail, commercial, medical and lodging enterprises

A rare opportunity to acquire a stabilized, Class A office asset anchored by a long-standing, professionally managed services firm. The owner-occupant is offering the 2,390 square foot, two-story building as a sale-leaseback, providing investors with immediate, predictable cash flow through a minimum five-year lease, plus five additional one-year extension options.



6%

CAP
RATE

PRICE \$900,000

This investment presents an attractive blend of stable income, reduced operational risk, and potential upside through negotiated rent escalations.

RENT ESCALATIONS TO BE NEGOTIATED

THE KEY DETAILS

1411 QUEEN STREET

The property features a high-end fit and finish consistent with Class A standards and has been meticulously maintained. Capital expenditures have been substantially reduced with a recently resurfaced roof and newly installed HVAC systems completed in October 2025.

The asset is positioned in a premier Beaufort South Carolina location with excellent visibility and access.

Surrounded by a strong mix of retail, commercial, medical, and hospitality users, the site benefits from consistent demand drivers and long-term market stability.



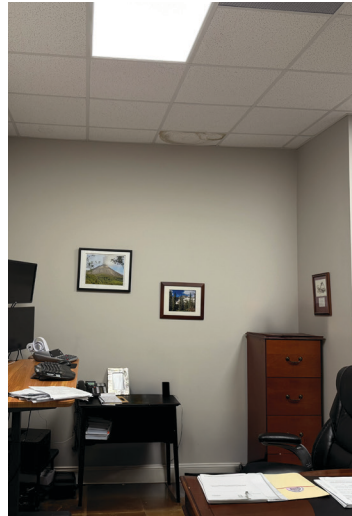
The property offers ample on-site parking and is 100 percent occupied by a single tenant under a triple-net (NNN) structure, minimizing landlord responsibilities.

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HIGH END FIT
AND FINISH



AMPLE ON-
SITE PARKING

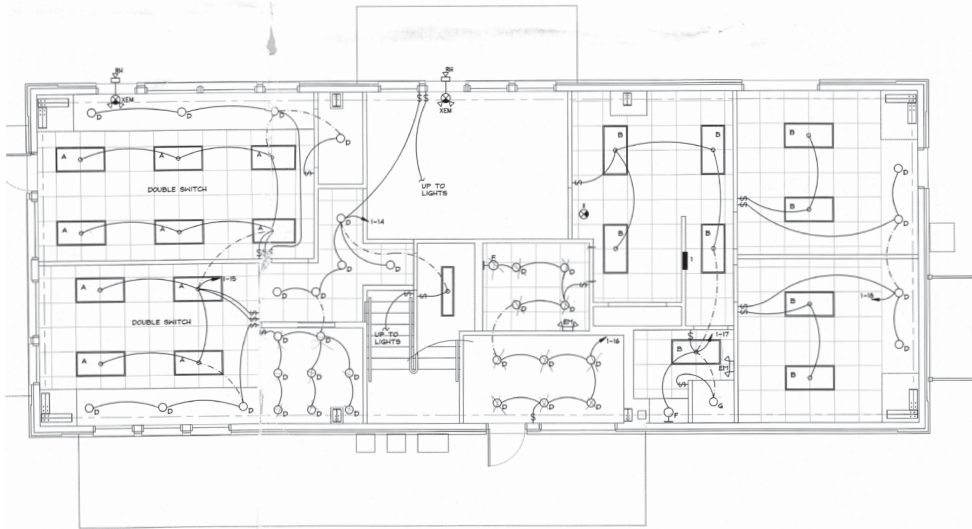
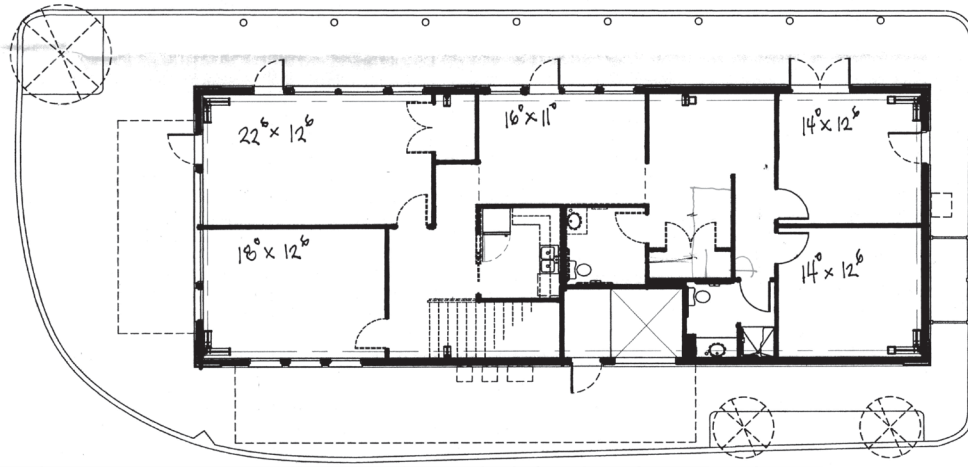


38,100
TRAFFIC COUNT
IN 2024

THE FLOORPLAN BREAKDOWN

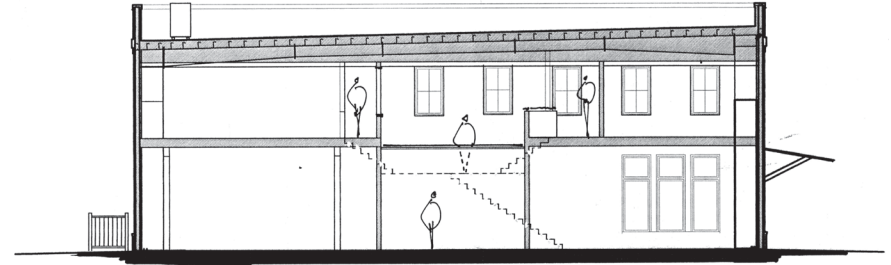
1411 QUEEN STREET

FIRST FLOOR

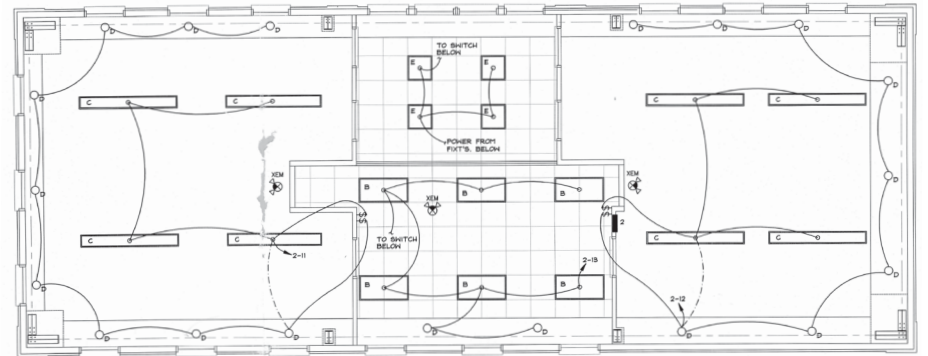
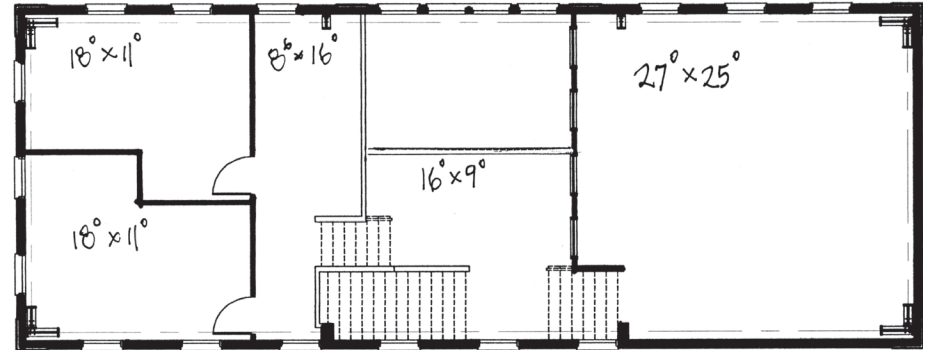


1ST FLOOR LIGHTING PLAN
1/4" = 1'-0"

BUILDING SECTION



SECOND FLOOR



2ND FLOOR LIGHTING PLAN
1/4" = 1'-0"

