



SALE

176 Columbia Street

176 COLUMBIA STREET

Chester, SC 29706

PRESENTED BY:

CHISA BROOKES

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NC #289324

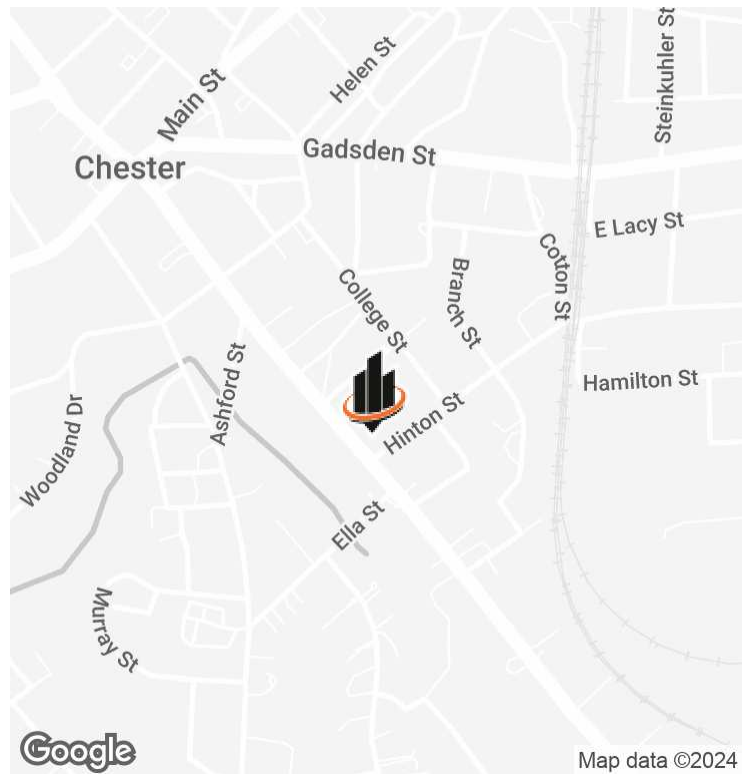
MARK MAYFIELD

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South Carolina #18972

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This distinguished commercial property, roughly half a mile from the heart of downtown Chester, SC, offers a unique and versatile opportunity for a wide range of commercial endeavors. Sitting on a spacious 0.51-acre lot providing ample parking, this property offers both character and convenience. Whether you're seeking to establish a professional office, host private events, open a boutique, or provide wellness services, this property combines historic character, modern convenience, and a prime location.

OFFERING SUMMARY

SALE PRICE:	\$299,000
LOT SIZE:	0.51 Acres
BUILDING SIZE:	2,196 SF

PROPERTY HIGHLIGHTS

- **Prime Location:** Strategically positioned between the Charlotte and Columbia metropolitan areas, offering convenient access to two major markets.
- **High Visibility & Accessibility:** Located on a well-traveled main street, ensuring excellent exposure and easy access for clients, customers, or guests.
- **Ample Parking:** Generous on-site parking provides convenience for professional offices, retail visitors, or event attendees.
- **Versatile Usage Potential:** Ideal for a range of purposes, including professional offices, private event space, boutique retail, wellness services, or co-working spaces. There are three private offices, a large waiting room and/or entry area, a conference room, a full kitchen, 1.5 bathrooms and an indoor storage area with additional storage cabinets in the oversized hallway.
- **Classic Architecture:** Built in 1935, this property features timeless charm with opportunities for modernization to suit contemporary business needs.

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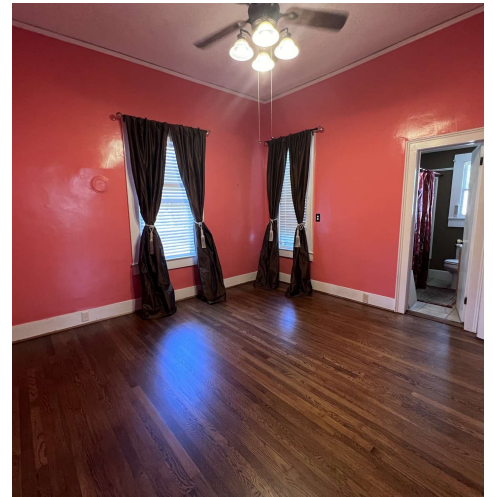
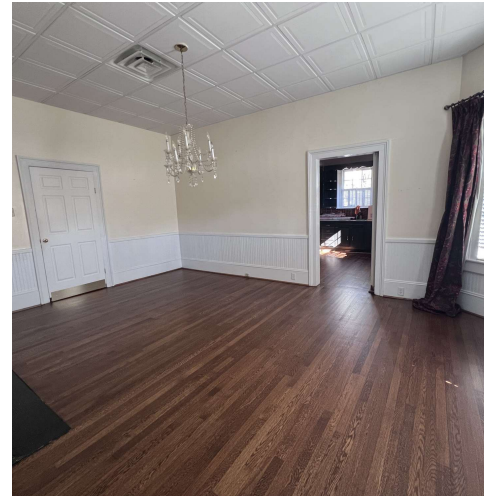
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ADDITIONAL PHOTOS



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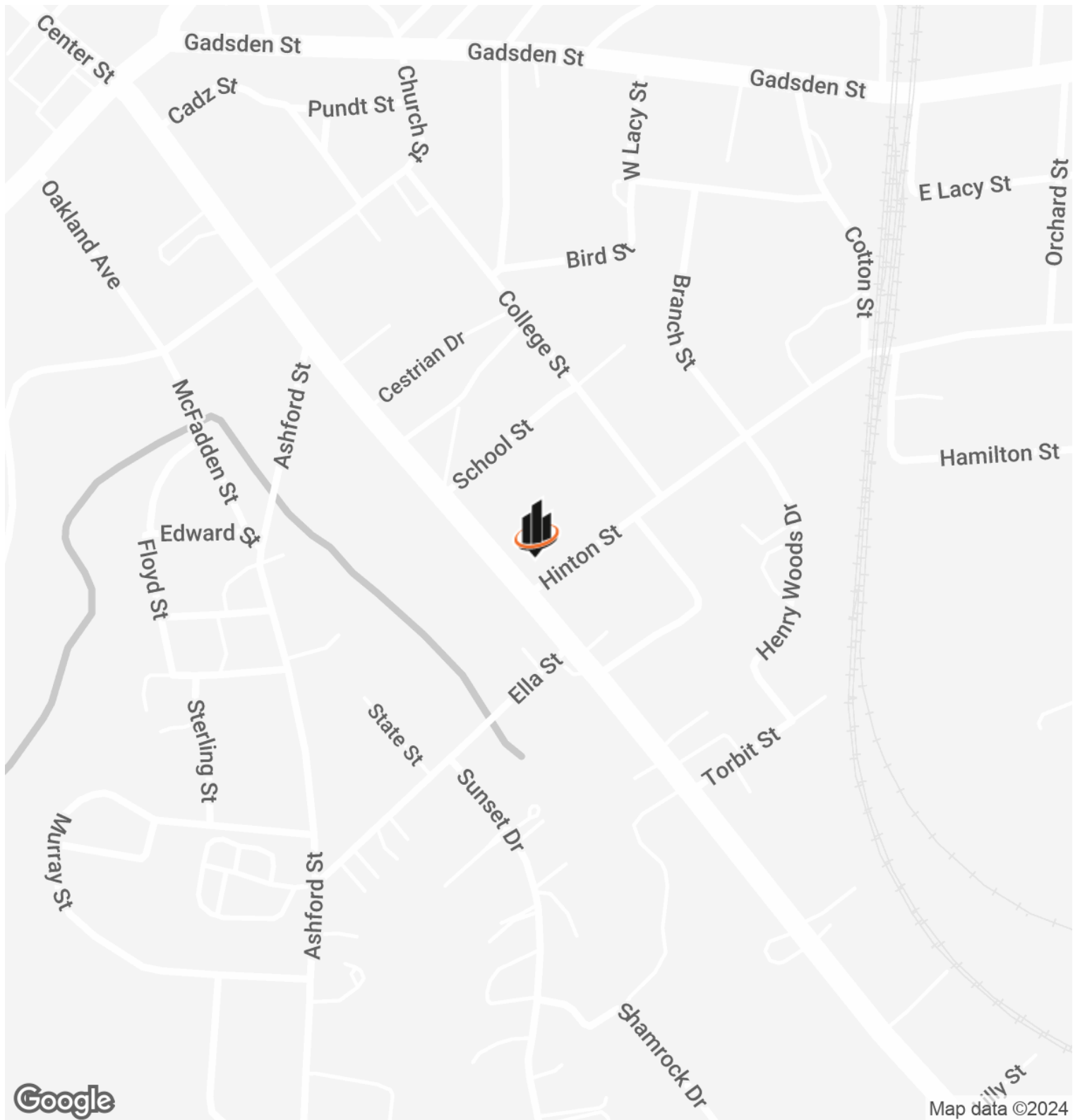
FLOOR PLANS



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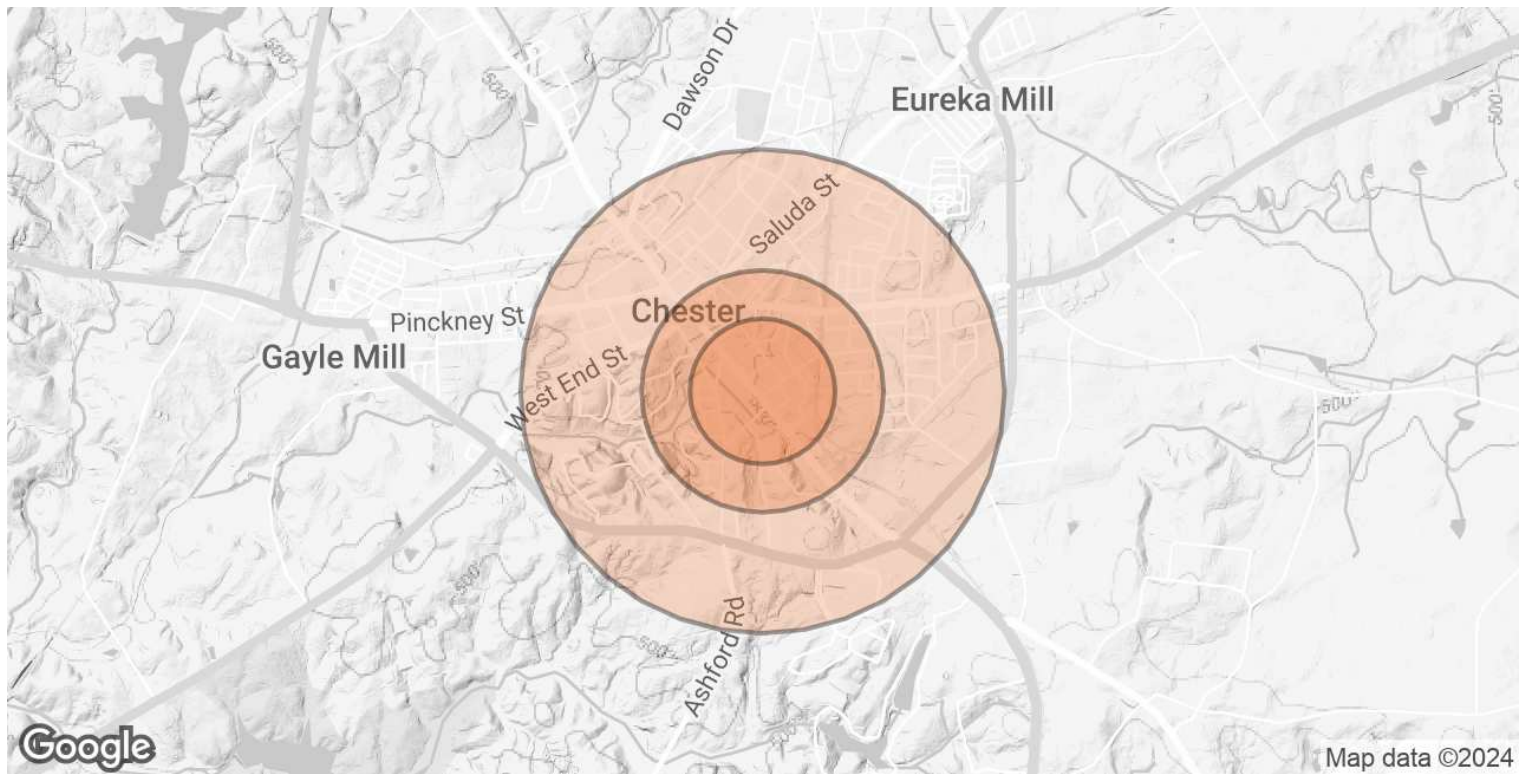
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	327	1,100	3,842
AVERAGE AGE	39	40	41
AVERAGE AGE (MALE)	37	38	39
AVERAGE AGE (FEMALE)	41	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	127	441	1,587
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$53,369	\$53,917	\$54,552
AVERAGE HOUSE VALUE	\$105,503	\$139,072	\$163,847

Demographics data derived from AlphaMap

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