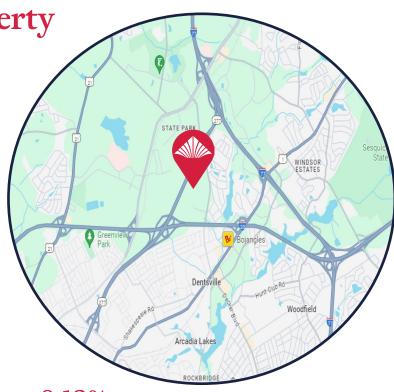




## 90 Brighton Hill Road Columbia, SC 29205

±6,564 SF Investment Property

- ±1.75 Acres
- Tenanted by Columbia Area Mental Health Center
- 5 year renewal on lease signed in 2023
- Tenant Pays Utilities & Escalations on taxes and Insurance
- New Roof (2021)
- 4 out of 5 HVAC's replaced in 2023
- Excellent Apartment or Townhouse Site
- Water and Sewer on Site



Sale Price: \$800,000 | Cap Rate: 8.13%



