

Wilson Kibler
COMMERCIAL REAL ESTATE



Quadruplex for Sale

**1101 Commanchee Trail,
West Columbia, SC 29169**



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Investment Overview



\$500,000

Sales Price

Current Income
\$4,200
Per Month

Property Highlights

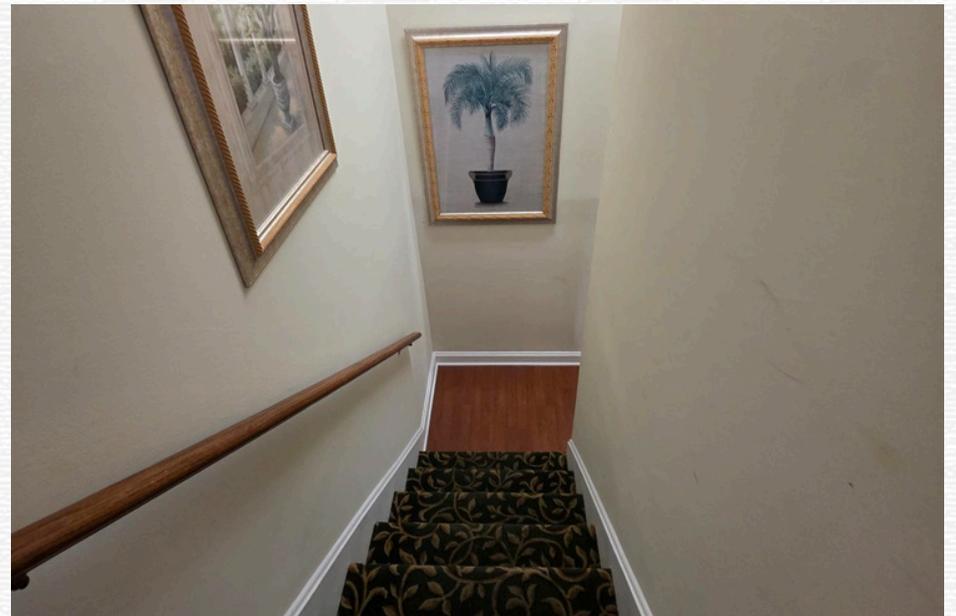
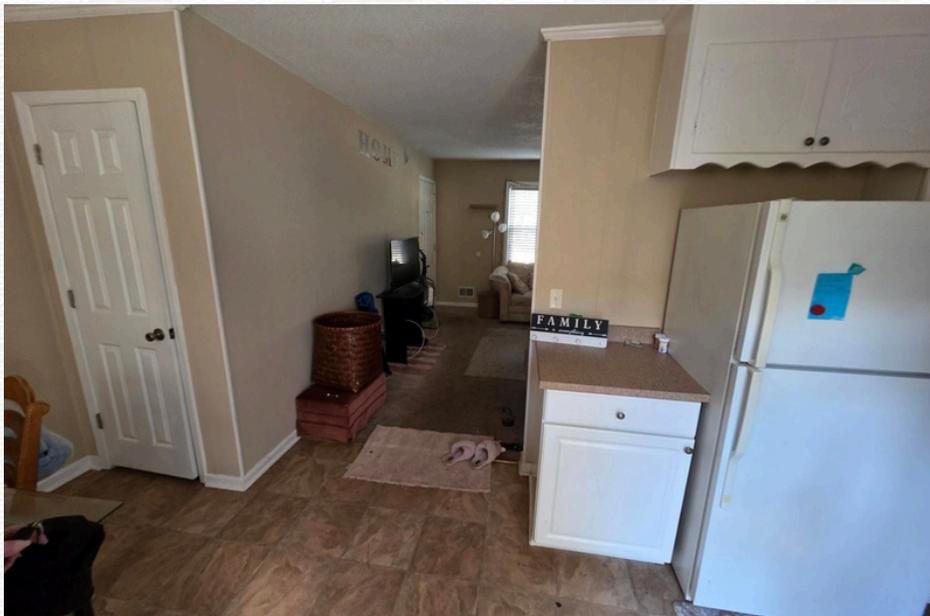
- Four Nearly Identical Units:
 - 2 Upstairs
 - 2 Downstairs
 - Each unit has 2 bedrooms
- Common Area Washer and Dryer
- 1 Water Meter
- Extremely well located
- Long steady rental history
- 15 Parking Spaces

Investment Highlights

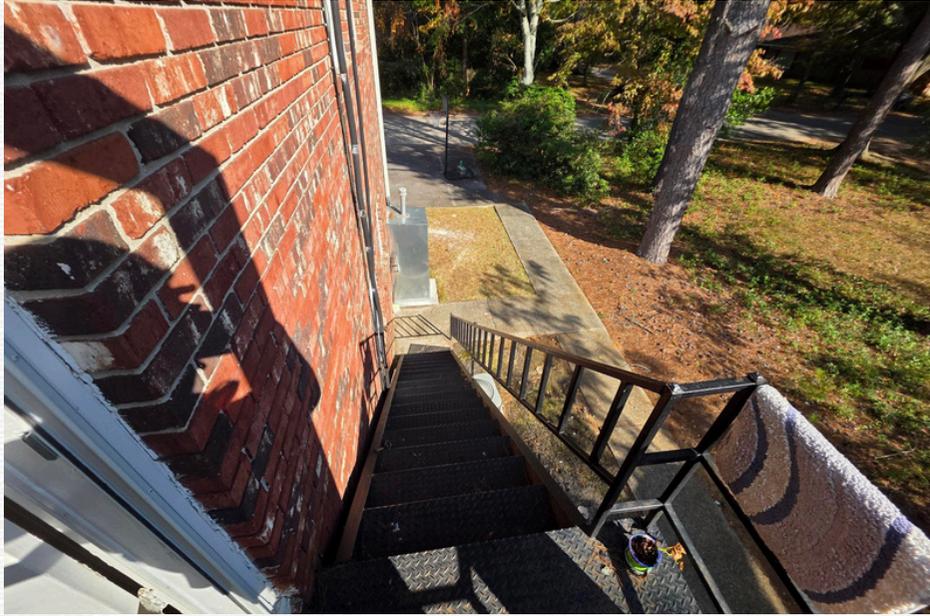
- Located in West Columbia, a growing submarket of the Columbia MSA
- Strong rental demand driven by proximity to downtown Columbia, USC, and major employers
- Consistent demand for multifamily housing supported by a stable renter base
- Favorable long-term fundamentals driven by population and job stability



Property Photos



Property Photos



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