

10 & 12 ANDREWS STREET

GREENVILLE, SOUTH CAROLINA 29611

FOR SALE

WEST GREENVILLE ASSEMBLAGE OPPORTUNITY

RETAIL/FLEX SPACE | ±7,203 SF building on ±1.06 AC in the Village of West Greenville



RAKAN DRAZ

rdraz@trinity-partners.com | 864.905.7635

LAKIN PARR

lparr@trinity-partners.com | 864.421.4747

**TRINITY
PARTNERS**

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

SALE PRICE: \$1,500,000

\$350,000 (10 Andrews), \$1,200,000 (12 Andrews)

→ **Location & Site**

- Warehouse with adjacent land for sale
- 0.7 miles from South Main Street in the award-winning Downtown Greenville
- Attractive C-2 Greenville County zoning
- Across the street from Bon Secours St. Francis Downtown Hospital campus (346 beds)
- 1.06 AC total across two parcels — available separately or as an assemblage
- Corner position at Andrews St & McDavid Way with strong street visibility and multiple access points
- Mature tree canopy across both parcels

→ **12 Andrews | Building (±6,500 SF)**

- Multi-use building with distinct functional zones: gallery/retail showroom, performance/event space with a raised stage and theatrical lighting, and a workshop/fabrication bay with roll-up door
- Interior character: exposed wood beams, open painted ceilings with track lighting, polished concrete floors, exposed brick accents, well-suited for creative, hospitality, or adaptive reuse
- Currently operating as an art gallery (Artistry), demonstrating proven live-work creative use
- Surface parking lot on site

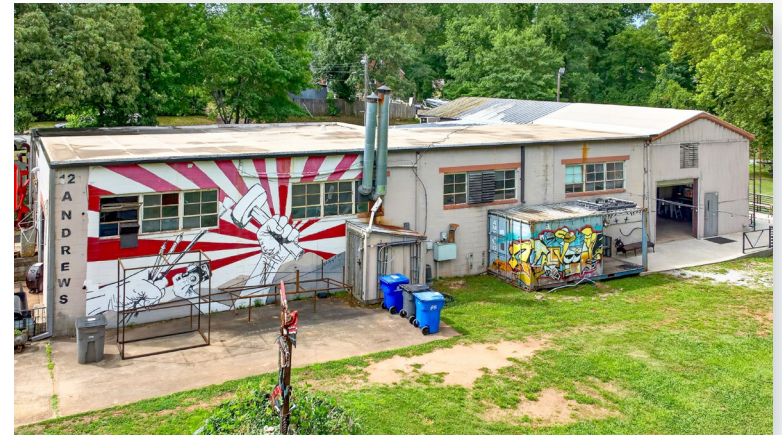
→ **10 Andrews | Land**

- Vacant, flat, open parcel with mature trees, ready for ground-up development or expansion of 12 Andrews
- Ideal complement to the improved parcel for density or phased development



PROPERTY DETAILS

Building Size	± 7,203 SF
# of Buildings	2
TMS #	0113000701002 & 0113000701001
Lot Size	± 1.06 AC
Zoning	C2 (Greenville County)
Submarket	Sterling Neighborhood, West Greenville
Frontage	±248 LF on Andrews St ±226LF on McDavid Way
Utilities	All public utilities confirmed



[Click here to view video walkthrough!](#)

Courtesy of Ben Ivins



SITE MAP



EASLEY BRIDGE ROAD

ANDREWS STREET

± 1.06 AC

BON SECOURS
ST. FRANCIS DOWNTOWN



SITE SURROUNDINGS



INTERIOR PHOTOS



CONTACT

RAKAN DRAZ

rdraz@trinity-partners.com | 864.905.7635

LAKIN PARR

lparr@trinity-partners.com | 864.421.4747