

## Listing courtesy of:



**Amanda T. Israel**  
**License: SC67507**  
 Amanda Real Estate Group  
 259 Bauskett Street  
 Edgefield, SC 29824  
 803-761-7173  
 803-761-7173  
 803-292-5202  
[amanda@amandasold.com](mailto:amanda@amandasold.com)  
<http://www.AmandaSold.com>



**Commercial Sale MLS# BU535598A**  
**332 EDGEFIELD Road**  
**North Augusta, SC 29841**  
**County: Aiken**  
**MLS Area Major/Quadrant: Aiken (1AI)**

Lot Size Acres:  
0.81

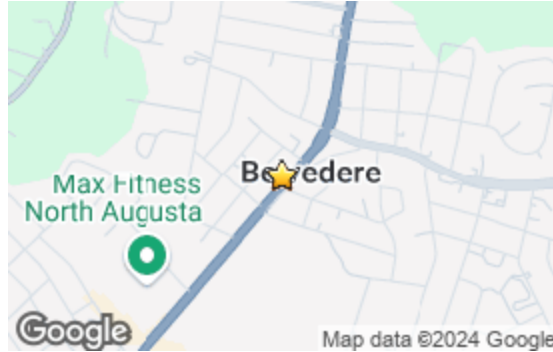
# Of Units Total:

**\$1,200,000**

Business Type:  
Professional/Office;  
Retail; Service Center

Zoning:

**Active**

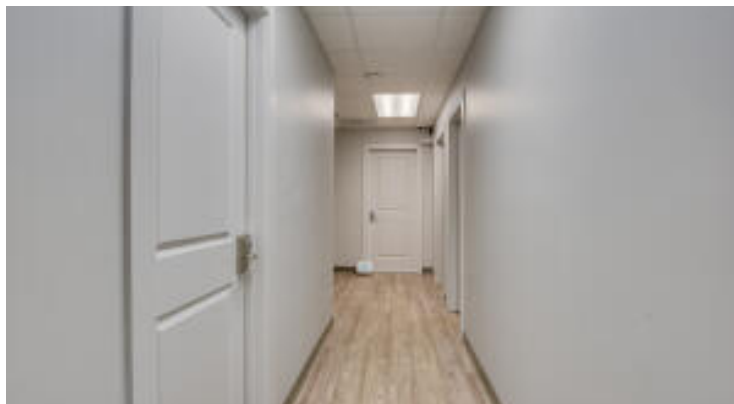
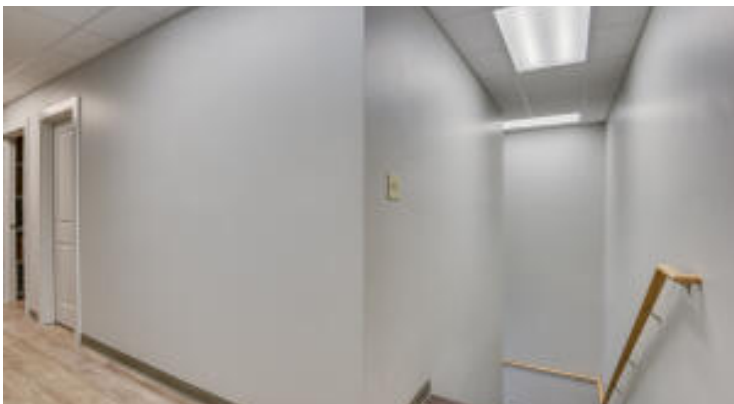
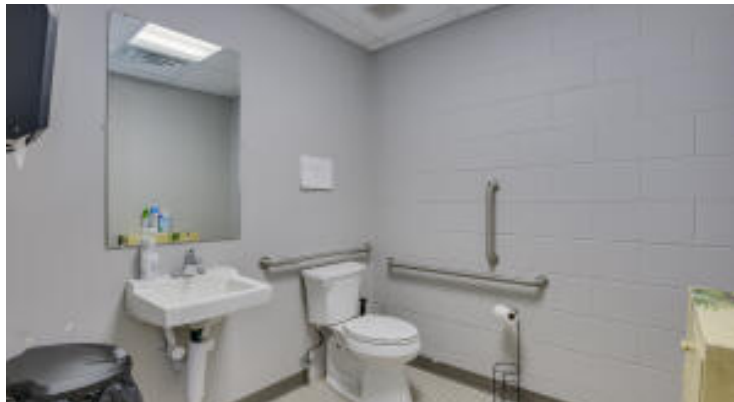


**Parcel Number:** 0120510007&0120510008  
**Property Sub Type:** Business  
**Subdivision Name:** None-1ai  
**Total SqFt:** 6,380  
**Living Area Source:** Public Records  
**Lot Size Dimensions:** 150x113x149x109  
**Average Depth:** 294'  
**Frontage Length:** 113'

**Public Remarks:** Commercial 2-story professionally managed office building. An excellent location in the Belvedere area of North Augusta. Easy access with on-site parking for customers and employees. Recently renovated inside with all new flooring, walls, ceilings, energy efficient lighting, 4 like new HVAC systems, updated bathrooms, updated plumbing, electrical, everything! The all-brick exterior is freshly painted. Centrally located to access all of the CSRA for an easy quick commute, with only 3 miles to I-20, 1.5 mi to the 520 bypass that makes for an access to S. Augusta or Aiken easily. The daily traffic count is 20,400+ A great opportunity to get in on this rapidly expanding area of the Central Savannah River Area while there is still some room to grow! Located in the county just outside of city taxes. The main building is an all-brick, 2-story 6,380sf heated. The front entrance welcomes you with large windows, double glass door entrance, and a 100' porch. Enter into a big & bright open room, with the perimeter offering 5 large offices, 1 safe room (formerly a bank), 1 large break room, 2 handicap accessible bathrooms. The 2nd floor is impressive with 1 conference room, 1 training room, 3 lg. offices, 2 bathrooms, one with a walk-in shower included & storage closets. Hi-speed fiber internet ready. Two lots combine to a total of .81 acre and an extra vacant house (670sf) on the rear that also conveys for potential renovation/ rental income. Property is like new and ready for your thriving business, for offices, co-working space, and a variety of business options! Great visibility with 113' of main road frontage & an additional 111' of rear road frontage. Located at 332 Edgefield Rd., North Augusta, SC  
**Directions:** From I-20 east, exit 5, turn right on US-25 aka Edgefield Rd., in 3 miles property will be on the right just past Augusta/Clearwater Rd. with approx. 113' road frontage. 332 Edgefield Rd. North Augusta, SC

General Property Information	Interior/Exterior Information	Business Information
<b>List Price/Acres:</b> \$1,481,481.48 <b>List Price/SqFt:</b> \$188.09	<b>Accessibility Features Y/N:</b> Yes <b>Accessibility Features:</b> Accessible Approach with Ramp; Accessible Common Area; Accessible Entrance; Accessible Hallway(s); Adaptable Bathroom Walls; Common Area; Visitor Bathroom <b>Lot Features:</b> Level; Shopping Nearby <b>Parking Total:</b> 30 <b>Parking Features:</b> Parking Lot; Paved	<b>Current Use:</b> Commercial; Office <b>Possible Use:</b> Commercial; Office; Retail <b>Tenancy:</b> Single <b>Triple Net Y/N:</b> No <b>Sale Includes:</b> See Remarks
Construction	Listing Information	Contract Information
<b>Average Daily Traffic:</b> 20,400 <b>Development Status:</b> Development <b>Improvements:</b> <b>Restrictions:</b> <b>Road Frontage Type:</b> Highway; State Road <b>Road Surface Type:</b> Asphalt <b>Roof:</b> Metal <b>Structure Type:</b> Property Attached Y/N: Yes; Office <b>Other Structures:</b> Second Residence; See Remarks <b>Sewer:</b> Public Sewer <b>Utilities:</b> Electricity Available; Electricity Connected; Phone Available; Sewer Connected; Water Available; Water Connected <b>Electric:</b> 440 Volts <b>Water Source:</b> Public <b>Year Built:</b> 1975	<b>Original List Price:</b> 1,200,000 <b>List Price:</b> 1,200,000 <b>Sold Price:</b> <b>List Price/SqFt:</b> 188.09 <b>Sold Price/SqFt:</b> <b>List Price/Acres:</b> 1,481,481.48 <b>Sold Price/ Acres:</b> <b>Pending Date:</b> <b>Closed Date:</b>	<b>Ownership:</b> <b>Listing Terms:</b> Cash; Conventional; VA Loan <b>Possession:</b> Close Of Escrow <b>Special Listing Conditions:</b> Not Applicable

Listing Member: Amanda T. Israel









Information is deemed to be reliable, but is not guaranteed. © 2024 MLS and [FBS](#). Prepared by Amanda T. Israel on Monday, November 18, 2024 11:34 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.