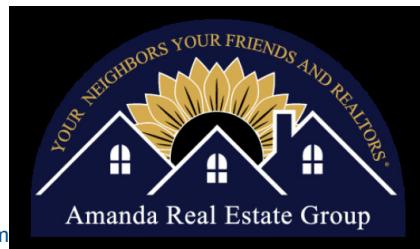


Listing courtesy of:



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
<http://www.AmandaSold.com>



Commercial Sale MLS# BU535598A
 332 EDGEFIELD Road
 North Augusta, SC 29841
 County: Aiken
 MLS Area Major/Quadrant: Aiken (1A1)

Lot Size Acres:
 0.81

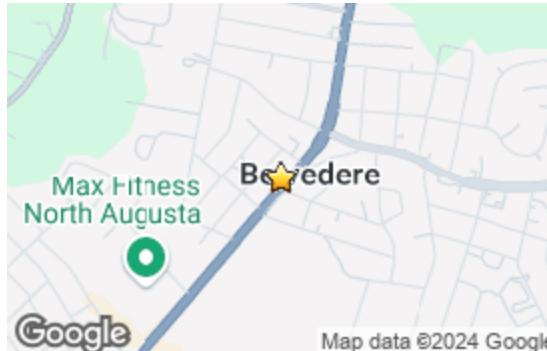
Of Units Total:

\$1,200,000

Business Type:
 Professional/Office;
 Retail; Service Center

Zoning:

Active

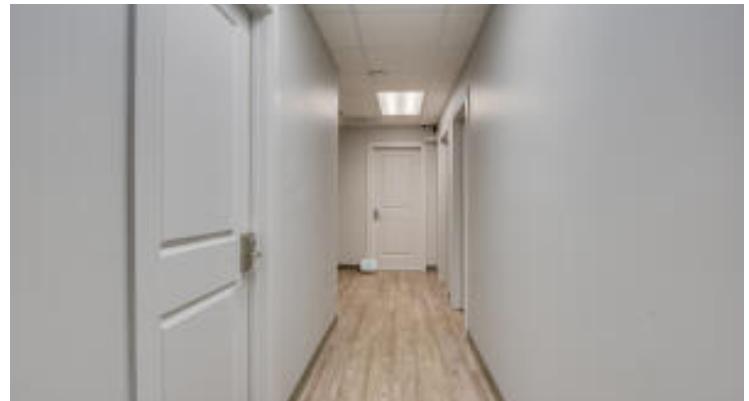


Parcel Number: 0120510007&0120510008
Property Sub Type: Business
Subdivision Name: None-1ai
Total SqFt: 6,380
Living Area Source: Public Records
Lot Size: 150x113x149x109
Dimensions: 144x109x135x111
Average Depth: 294'
Frontage Length: 113'
Length:

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







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