

# 332 Edgefield Rd. \$1,200,000



## Amanda Real Estate Group

Amanda Israel, BIC  
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"Information contained herein deemed reliable but is not warranted and is subject to verification by all parties"



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332 Edgefield Road North Augusta, SC 29841 - Commercial Office space

Main Floor

- Large reception desk and reception room with several workstations as well.

- 2 Large Safe Rooms (formerly a bank)
- 5 rooms/ offices some with cubicles
- 2 handicap accessible bathrooms
- 2 newer HVAC units for downstairs

Second Floor

- 2 large training/ conference rooms
- 2 handicap accessible bathrooms one with a shower
  - 3 offices
- 2 newer HVAC units upstairs

New/ Updated

- Wiring
- Plumbing
- Roof
- Lvp flooring
- New carpet
- New paint inside
- Painted brick outside
- 2 lots included
- Multiple spaces for parking

- Located in the county - Not in city limits

- Current lease agreement transfer is optional. Currently at 4K per month, owner pays taxes.

- Extra closets and storage throughout

Additional information

- Built in 1975
- 6,380 heated square feet
- 2 lots convey (1 lot has older house on it unoccupied)



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