

Welcome to “Queen Bee” – 303 Main Street|Edgefield, SC

Discover a one-of-a-kind **dual-income property** in the heart of historic **downtown Edgefield**. Known locally as “**Queen Bee**,” this beautifully renovated building offers both **commercial space** on the main level and **income-producing apartments** upstairs — the perfect opportunity for investors or owner-operators.

Main Level

Formerly home to the well-known **Bob’s Café**, the street-level space retains its restaurant layout and charm.

- **Fully renovated approximately 3 years ago**
- **New roof, updated electrical and plumbing**, and numerous improvements throughout
- **Existing kitchen equipment hookups** ready for a restaurant, coffee shop, or catering business
- **Prime Main Street visibility** in a walkable area surrounded by shops, courthouse, and town square attractions

Upper Level – Six Studio Apartments

The top floor features **six hotel-style studio apartments**, each designed for comfortable short- or long-term stays.

- Each unit includes a **Queen or King bed, full bathroom, kitchenette, and desk/work area** – currently rents for \$850. per month
- Shared **laundry room** conveniently located at the end of the hallway
- Ideal for **traveling nurses, contractors, new teachers, Masters Golf Tournament patrons, genealogical researchers, out-of-town family for wedding events, or local business visitors**
- Excellent potential for **Airbnb or extended-stay rentals**

Investment Highlights

- True **dual-income property** — commercial + residential
- Recently updated and move-in ready
- Located in the **heart of historic Edgefield**, just steps from local dining, shopping, and town events

“Queen Bee” combines **modern functionality with small-town Southern charm**, offering an incredible opportunity for investors, entrepreneurs, or anyone looking to be part of Edgefield’s downtown revival.

Additional Highlights

- Dual-income potential – **commercial + residential**
- Recent renovations with **modern systems and finishes**
- Located steps from **Edgefield’s courthouse square, restaurants, and shops**
- Approximately **6,000 square feet**

This is a **turnkey investment** that blends **modern functionality with small-town Southern charm**. Whether you’re an investor, entrepreneur, or visionary looking for a new opportunity, **Queen Bee** is ready to buzz with potential.