

Commercial/Industrial Property
List Price \$369,000 (\$44.60 per sqft)
1107 Reynolds Avenue
Greenwood SC 29649



Property Specifications

Parcel number	6856-211-532
Lot size	1.04 Acre
Zoning	GC (broad range of commercial uses)
Total sqft of improvements	8,272
Number of buildings	3
Original year built	1910
Within the city limits	Yes
Flood zone	No
Current occupancy	33%
Property taxes,	\$10,533 (annual)
Building 1	4,160 sqft, 8 service bays with an office, 4 vehicle lifts
Building 2	2,880 sqft, warehouse/office space
Building 3	1232 sqft, 4 service bays

Property Description

This versatile commercial property is a unique opportunity for a high return investment or a businesses seeking a high-visibility location with multiple building spaces. Located just off the 72 Bypass on the highly trafficked Reynolds Avenue, one of the main gateways to Greenwood, this fully fenced property offers excellent accessibility and ample space for a variety of uses. Building 1 (4,160 sq ft): This expansive building features 8 bays, making it perfect for automotive, service, or light industrial operations. It includes a well-appointed office area, two bathrooms, and 4 auto lifts. Building 2 (2,880 sq ft): This building is split 50/50 between warehouse and office space, ideal for companies needing both storage and administrative areas. The warehouse section provides ample room for inventory or equipment, while the office area includes 3 private offices, 2 bathrooms, a kitchen area, and a reception area with additional multi-use space to accommodate various business needs. Building 3 (1,232 sq ft): This open-concept building features 4 bays and is perfect for a wide range of applications. Whether you need storage, workshop space, or additional room for operations, the open design offers maximum flexibility. Additional Features: Complete fencing around the property for security and privacy. Spacious parking lot for employee and customer convenience. Highly visible location just off the 72 Bypass on Reynolds Avenue, offering excellent access and exposure. With its strategic location, multiple building configurations, and ample space, this property is a prime investment or for businesses looking to grow or expand in the Greenwood area.

Rent Roll

Building	Sqft	Rent	Lease Term
1	4,160	\$2,700	Vacant
2	2,880	\$1,900	Vacant
3	1232	\$800	Month to Month
Lease rate is based on an annual rate of \$8 per sqft			

Financial Proforma

Gross annual income	\$64,800
Vacancy (10%)	6,480

Adjusted gross income	\$58,320
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Expenses:	
Property taxes	10,533
Insurance	3,000
Maintenance	7,200
Reserves	1,600

Total expenses	\$22,333 (39%)
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NOI	\$35,987
GRM	6.32
Cap rate	9.75% (purchase price 369K)