



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

C. DAN JOYNER,  
REALTORS®

COMMERCIAL

**OFFICE FOR SALE**

\$400,000  
2,772 SF

**211 E Butler Rd, Suite C6 & C7, Mauldin, SC 29662**



## OVERVIEW

- An office condominium located in Ledford Landing Business Park.
- Original owner
- Suite C6 & C7 combined for a total of 2,772 SF
- New Hot Water Heater 2021
- New LED Lighting Installed 2023

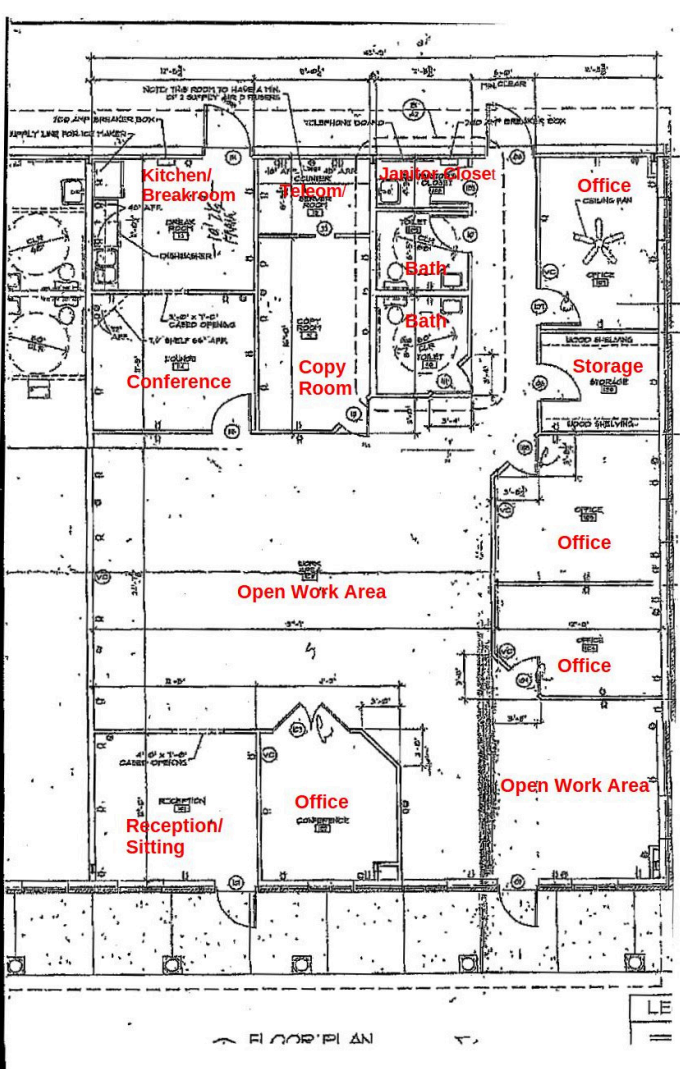
## AMENITIES

- Property is Managed by Property Owners Association (POA)
- Four Offices with Open Floor Plan
- Ample Parking in Front & Back of Building
- Two Entrance Doors Located in Front of Office Building

## LOCATION

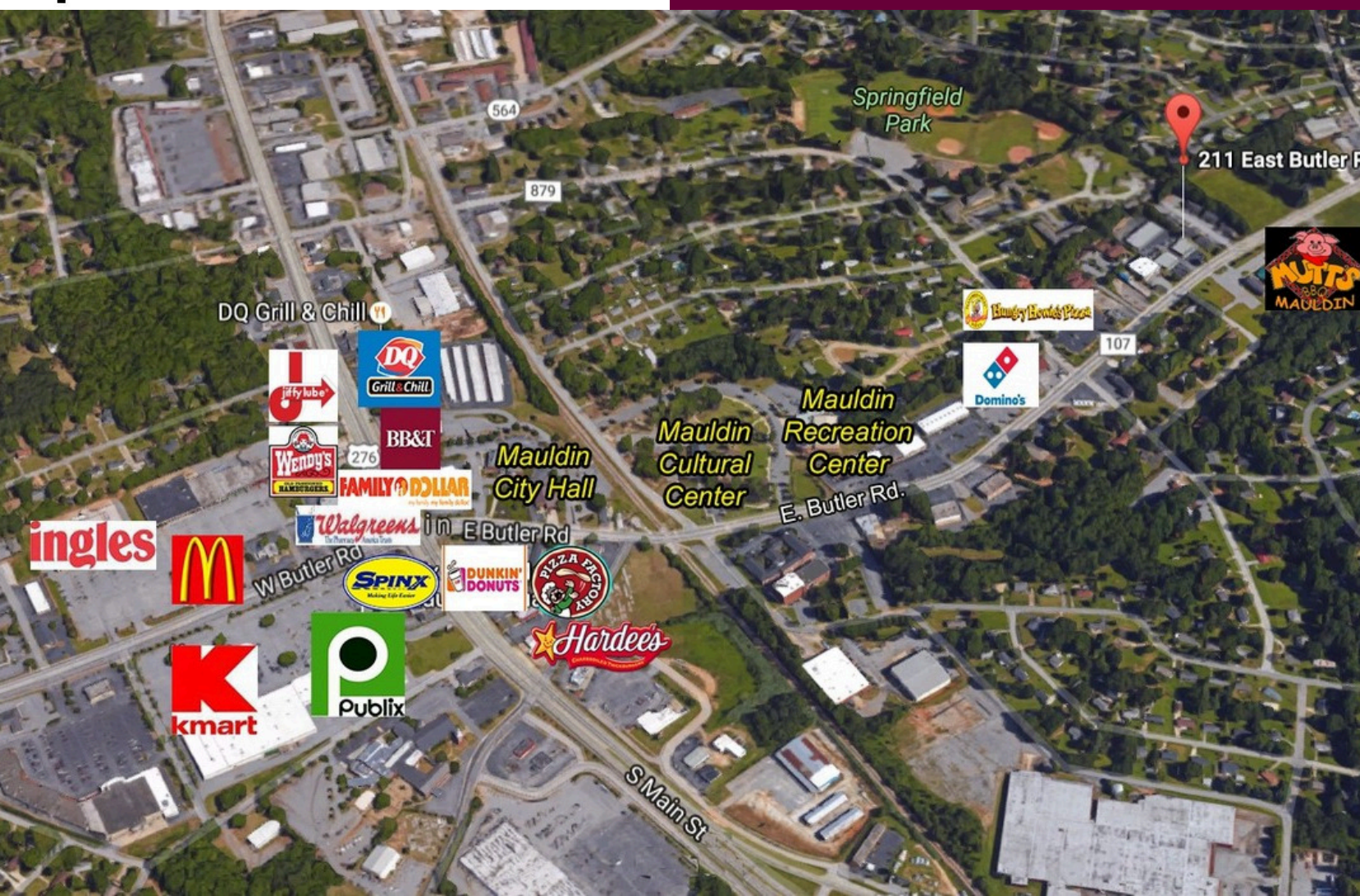
- Located in Mauldin, a Suburb of Greenville
- 1/2-Mile to Downtown Mauldin
- 8-Miles to Downtown Greenville
- 3-Miles from I-385
- 4-Miles from I-85

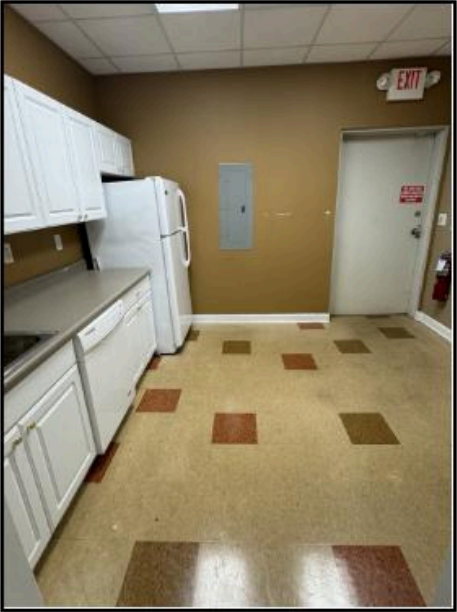




## FEATURES:

- Price: \$400,000
- Available SF: 2,772
- Property Type: Office
- Zoning: C-2 City of Mauldin
- Price/SF: \$144.30/SF
- Year Built: 2002
- Lot Size: 0.06 AC





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