

# STANDALONE OFFICE BUILDING FOR SALE

1.70± ACRES FOR EXPANSION OR REDEVELOPMENT

FOR SALE



10587 Hwy 78, Summerville, SC 29483



**COLDWELL BANKER  
COMMERCIAL**

**ATLANTIC**

**MARLENA FRANKLIN, CCIM**  
Senior Broker  
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# OFFERING SUMMARY



Newly renovated standalone office building available for sale in a beautiful and convenient setting. The property is zoned CC – Community Commercial District, allowing for a wide range of commercial and professional uses. Situated on approximately 1.70 acres, the site offers excellent accessibility near Berlin Myers Parkway and Main Street, with quick access to I-26, Towne Centre, and surrounding restaurants and services. Parking is available along the side and rear of the property, allowing for convenient staff and client access, with an additional rear area suitable for laydown or commercial parking. The building features six to seven private offices, including two offices with dividers, providing flexibility for individual offices or collaborative workspaces. The efficient interior layout includes two restrooms (one handicap accessible) and a kitchen/break area, making it ideal for professional office users. Additional improvements include an up-to-code driveway and sidewalks, county water and sewer, and a fully handicap-accessible building, ensuring immediate functionality and compliance. The property's ±1.70-acre site provides valuable excess land beyond the existing office improvements, offering multiple future expansion or redevelopment opportunities. With CC – Community Commercial zoning, the site may support additional commercial uses or building expansion, subject to local approvals. The surplus land allows for building expansion, additional office or medical buildings, flex or service-oriented commercial development, vehicle or equipment laydown (where permitted), or reconfiguration of parking to support increased density. This combination of immediate occupancy and long-term development potential makes the property well-suited for professional services, medical, administrative, retail, rental company, or owner-user operations seeking a private, standalone environment in a high-growth commercial corridor.



**PRICE**  
\$1,295,000



**ACRES**  
1.70



**ZONING**  
CC - COMMUNITY  
COMMERCIAL DISTRICT



**BUILDING SIZE**  
1,450 SF



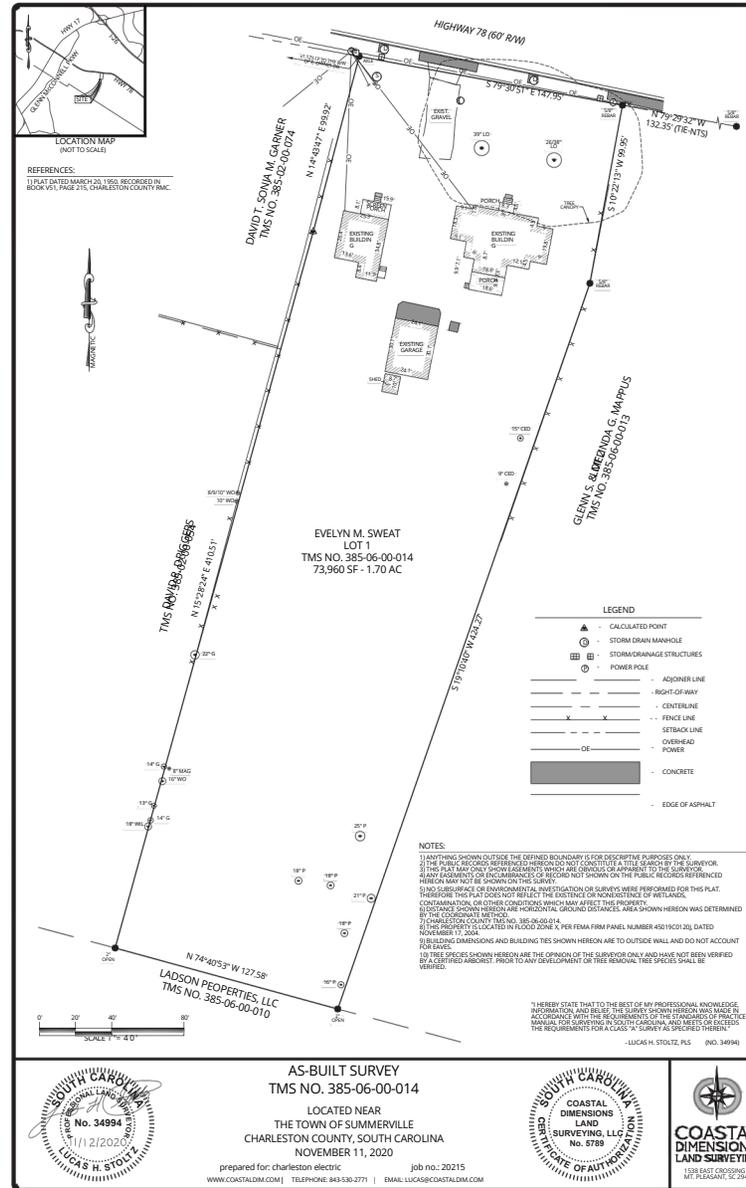
**COUNTY**  
Charleston County



**TAX ID**  
3850600014

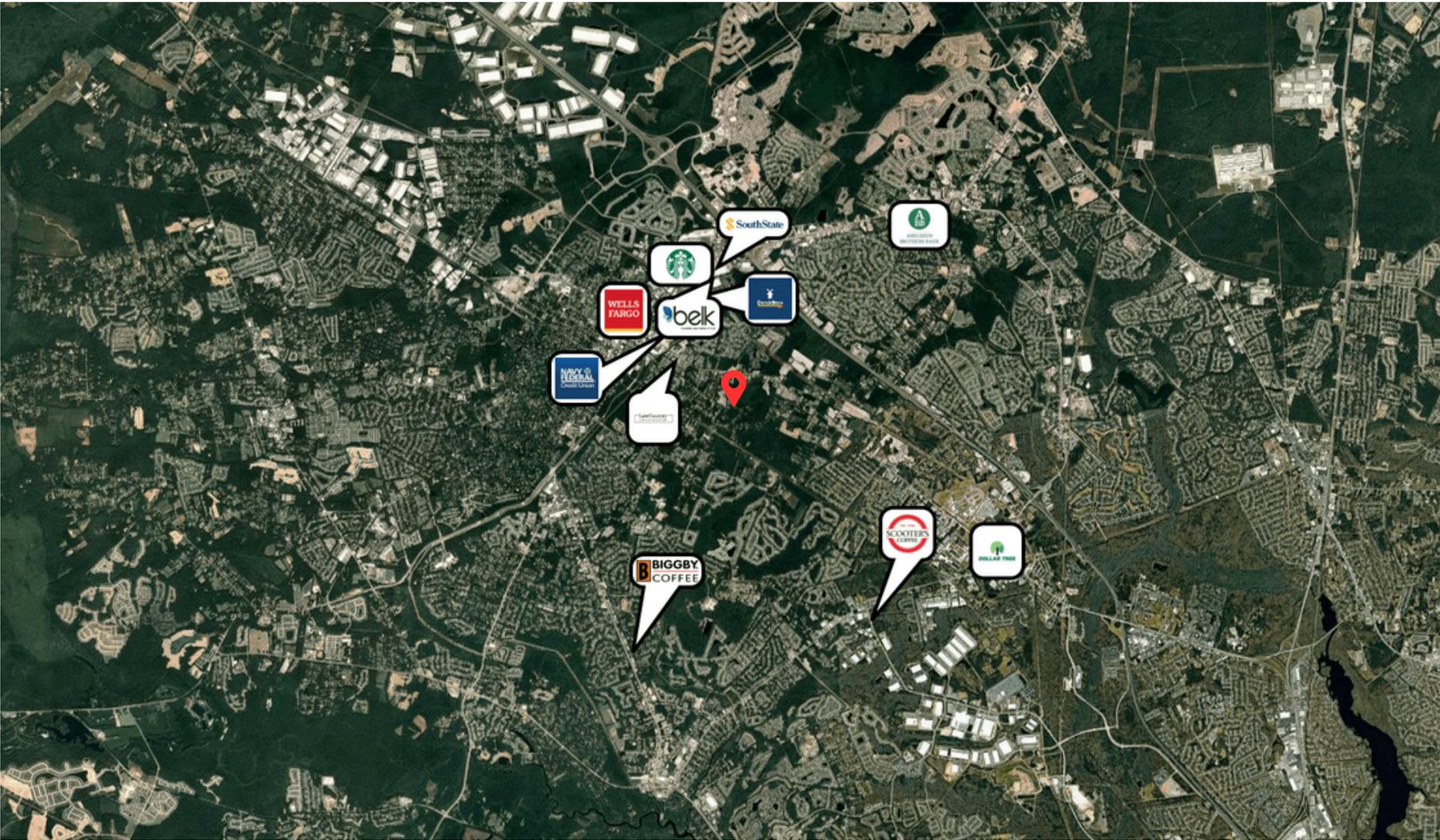
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## PLAT



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# AREA MAP

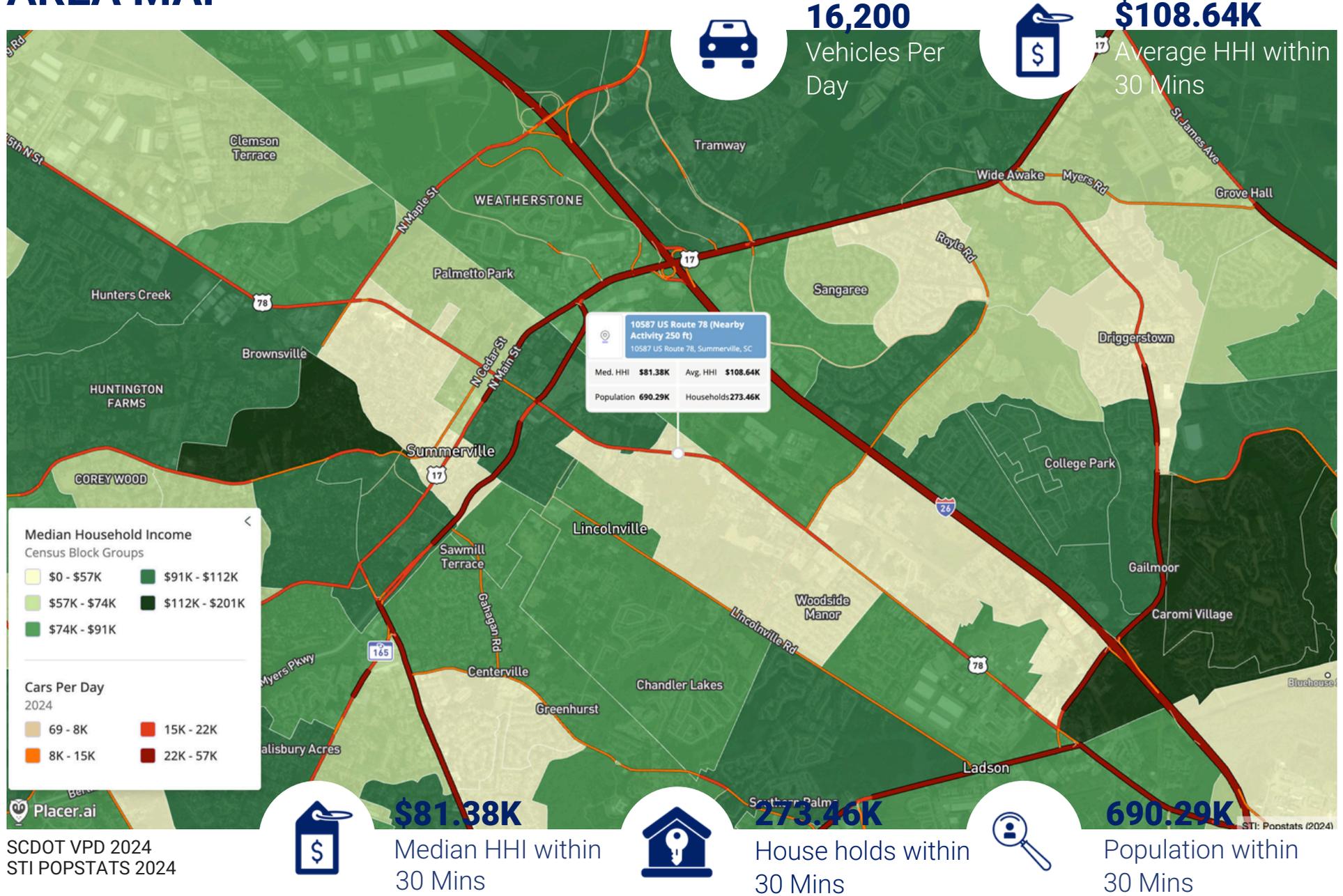


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# PHOTOS



# AREA MAP





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