

FOR SALE

±3,623 SF Office Building

 **REEDY**

COMMERCIAL

A DIVISION OF REEDY PROPERTY GROUP



4349 S. Church St. Ext
Roebuck, SC 29376



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4349 S. Church St Ext

Roebuck, SC 29376

Property Highlights

- **Total SF:** ±3,623 SF
 - Front Building: ±2,909 SF
 - Back Building: ±714 SF
- **Lot Size:** ±1.3 Acres
- Versatile floor plan ideal for a wide range of uses
- Ample on-site parking
- Excellent visibility with signage on Hwy 221
- Traffic Count: ±14,600 VPD
- ±6.9 miles to Downtown Spartanburg
- ±2.5 miles to Dorman High School
- ±2.8 miles to I-26
- Spartanburg County Tax Map: 6-29-12-030.02 and 6-29-12-033.01

Offering Summary

Available Space: ±3,623

Purchase Price: \$339,900

Acreage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's Agent

Offering Summary:

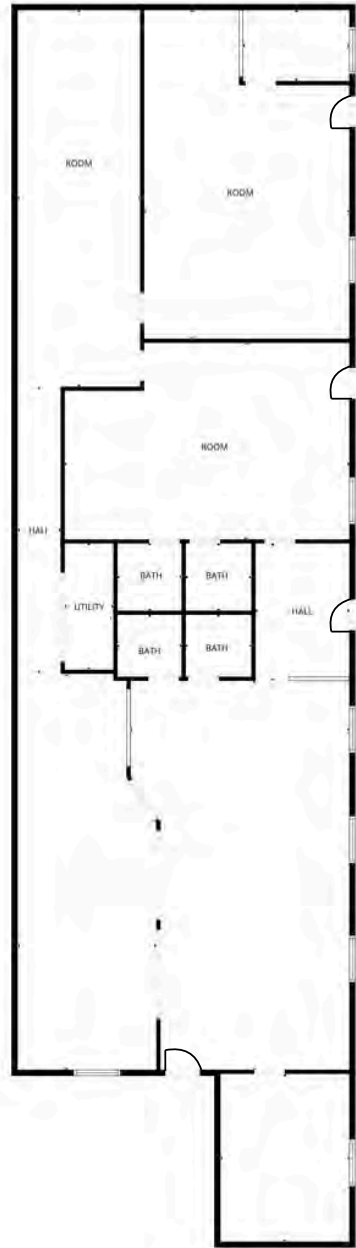
4349 S Church St Ext presents a unique opportunity to acquire a highly visible, versatile property in Roebuck, SC. Situated on ±1.3 acres across two parcels, the property includes a ±2,909 SF main building and a ±714 SF secondary building, offering flexibility for a variety of users.

The property was previously operated as a childcare facility and features a functional layout that can accommodate a range of uses including veterinary, pet boarding, medical office, tutoring center, or general office use.

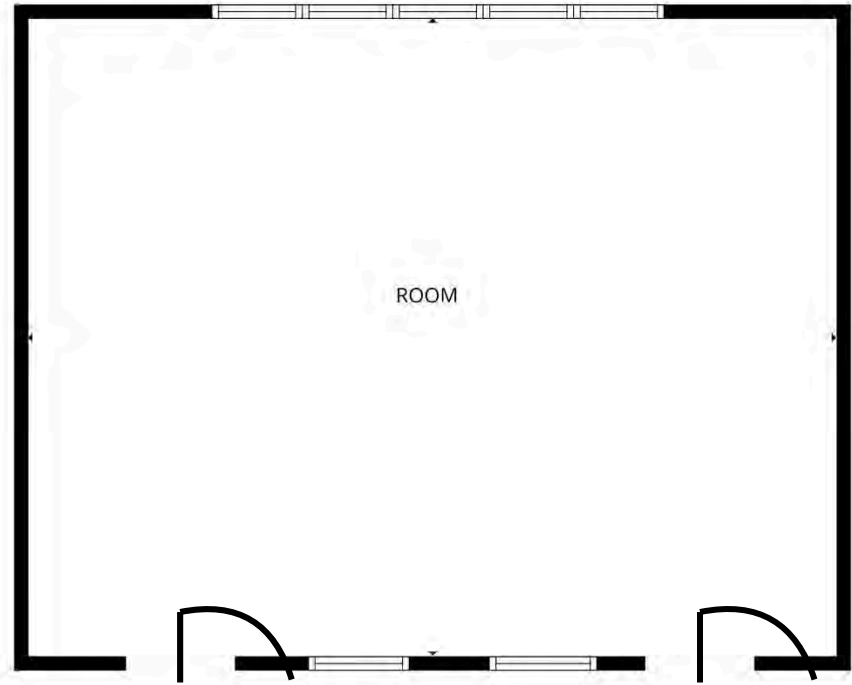
The property benefits from excellent visibility and signage along Hwy 221, with convenient access to surrounding areas—approximately 6.9 miles from downtown Spartanburg and 2.5 miles from Dorman High School.



Floorplan



Front Building



Back Building

Property Photos



Property Photos



Parcel Overview



Local Amenities and Retailers

Spartanburg, SC



Contact Information

Reedy Commercial

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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