

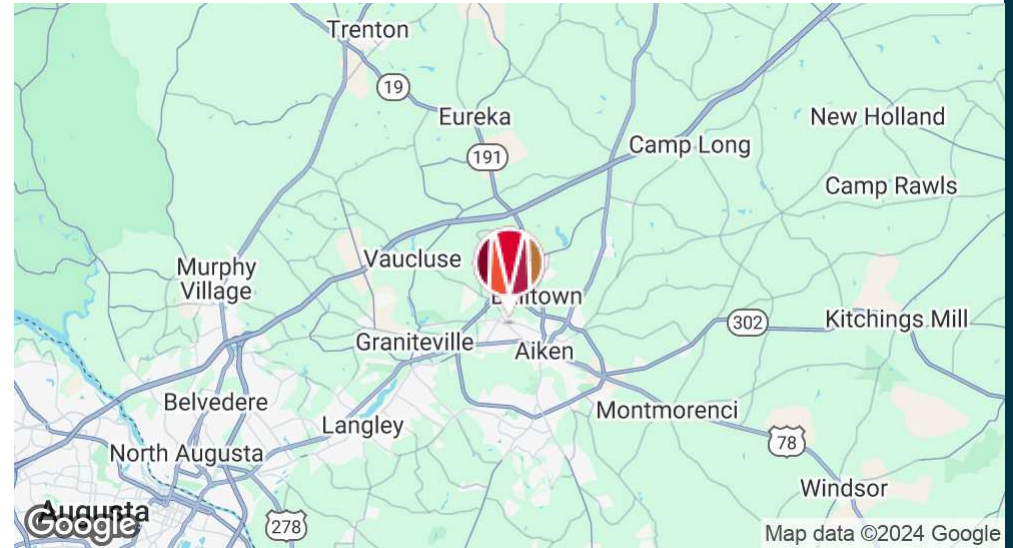
**FOR SALE**

**2,460 SF Building on 0.42 Acres  
with Income Producing  
Billboard**

**3340 Vaocluse Rd**

**Aiken, SC 29801**

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$389,000
Building Size:	2,460 SF
Lot Size:	0.42 Acres
Year Built:	1979
Price/SF:	\$158.13

## PROPERTY OVERVIEW

This versatile 2,460-square-foot building, with an additional 600-square-foot covered shop/awning, is currently home to a thriving gym with active members. Located just 1 mile from the heart of Aiken, South Carolina, this property offers flexibility for a range of uses, from continuing its successful gym operation to converting it into a mechanic shop, fabrication facility, or other industrial/manufacturing purposes. The building is not on sewer, zoned UD (Aiken County) and the lot has approximately 166' of frontage on Vaucluse Rd and 148' on Harden Drive. The topography is level and the septic system has been serviced in the last two years.

Inside, you'll find two offices and one restroom. The office/restroom area only needs duct work to be hooked up to be fully heated and cooled. The main shop area is heated, with fans providing cooling. The playground that is outside can remain, or not. The property also benefits from a digital billboard, generating \$6,000 in annual income through a newly signed 30-year agreement.

Gym equipment and fixtures can be negotiated separately, providing an excellent turnkey opportunity for fitness enthusiasts. Financials are available upon request. With the owners now living out of state and unable to manage the gym, this is a fantastic opportunity for new ownership to step in and maintain or transform the space. The property is in the "SC Opportunity Zone".



# For Sale: 3340 Vaucluse Road, Aiken SC 29801

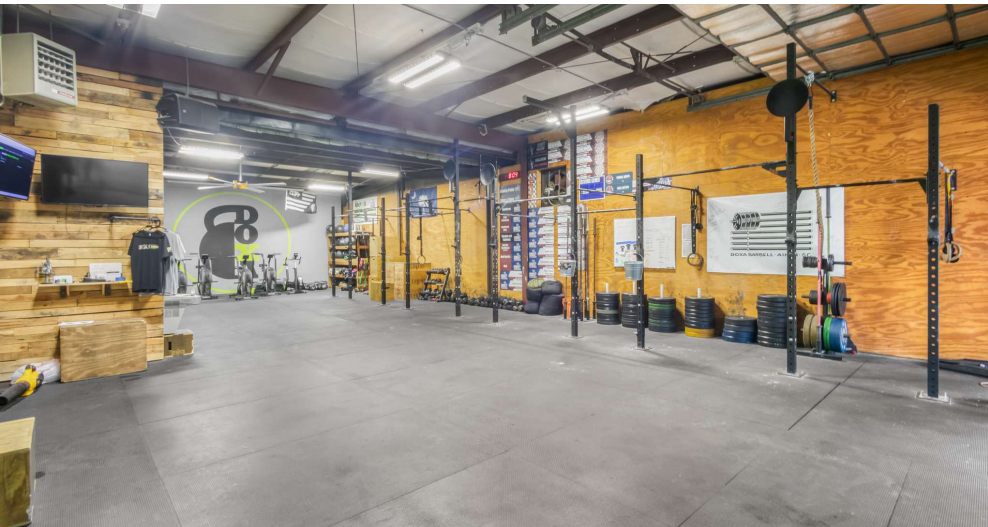
Includes Billboard that Generates \$6,000 Annually



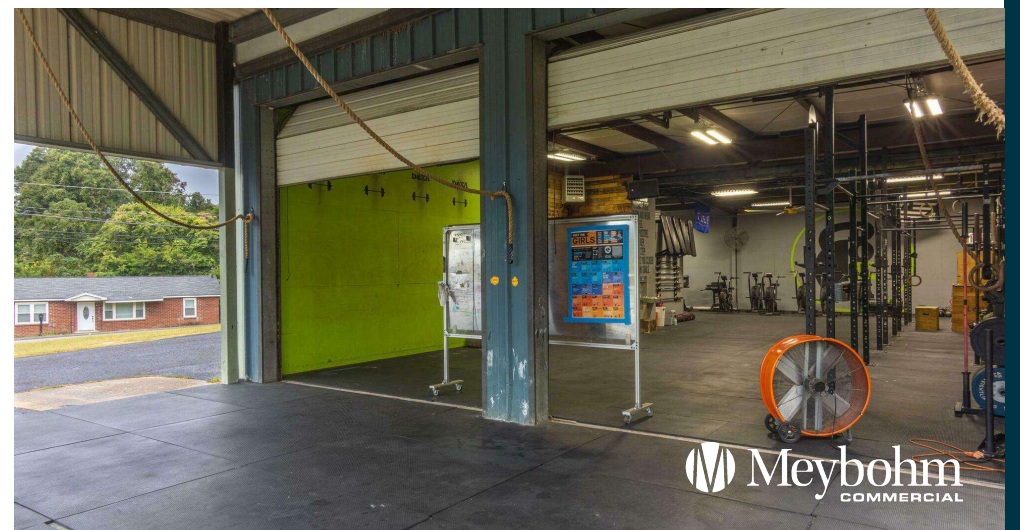
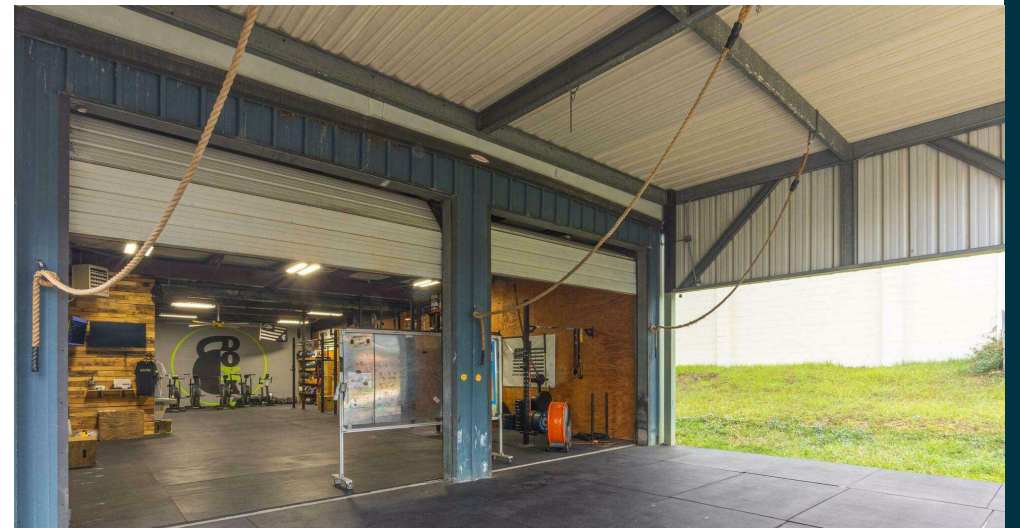
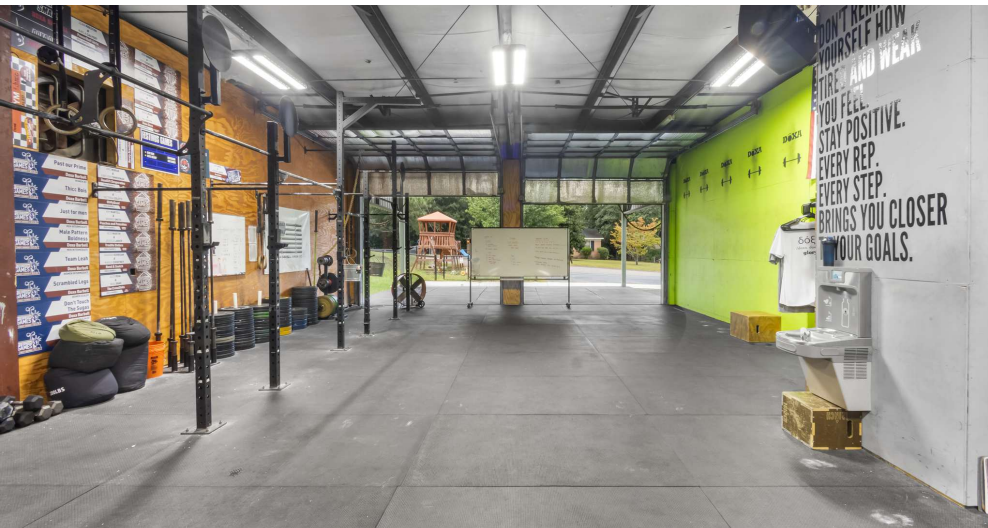
Vaucluse Road

Harden Drive





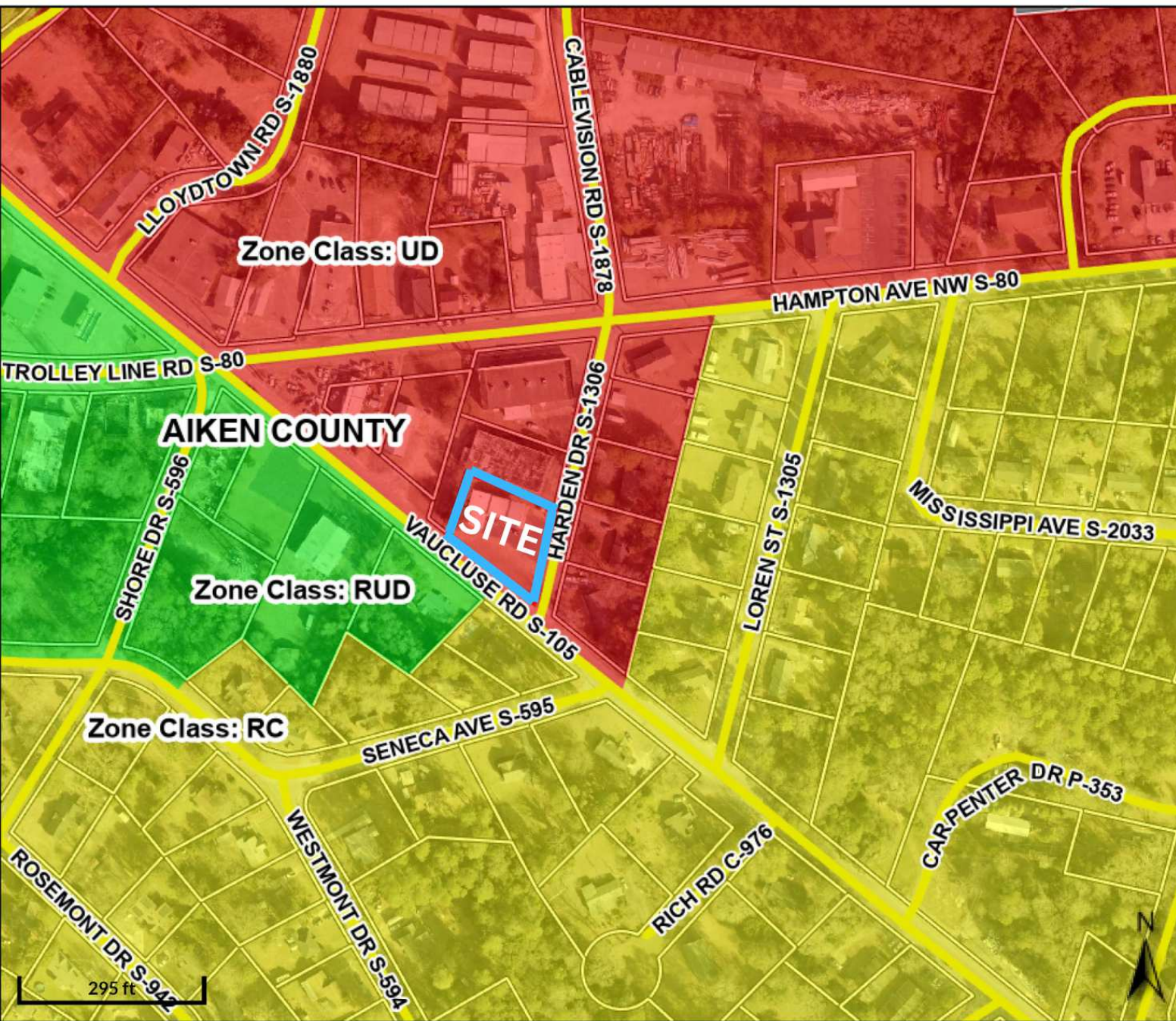




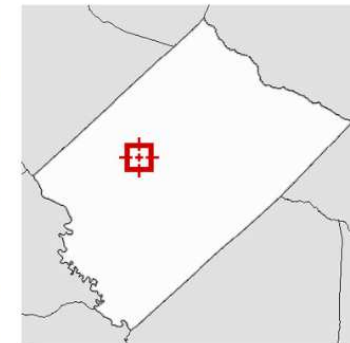








Overview



Legend

Zoning Districts

- AP
- CITY
- IND
- LD
- NC
- OR
- PUDA
- PUD B
- RC
- RD
- RH5
- RH5B
- RM
- RRC
- RUC
- RUD
- SPI
- SRS
- UD
- Parcels
- Roads

# ZONING





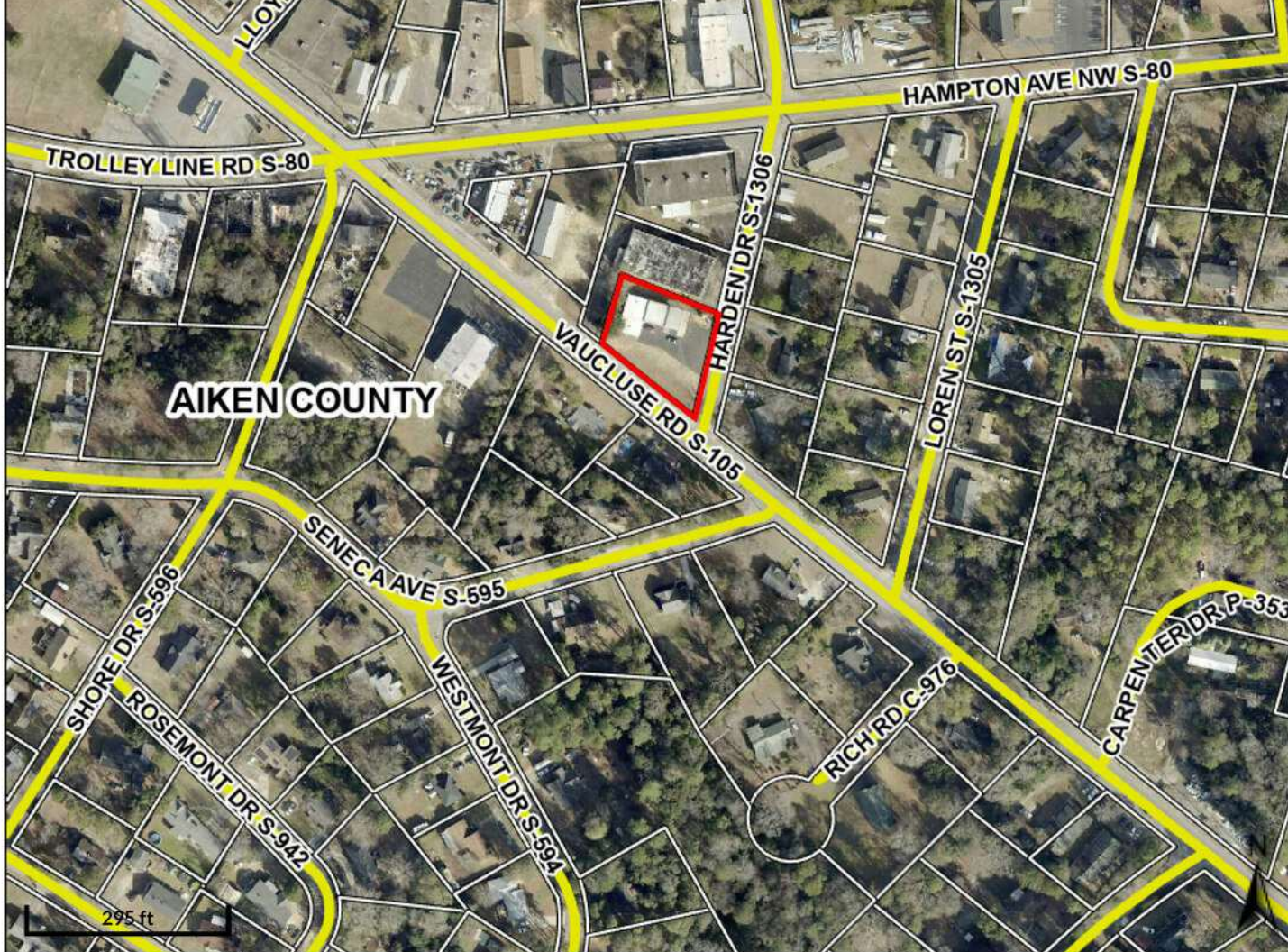
# Topo Map



## Legend

- 5 Foot Contours
- Parcels
- Roads





**Legend**

- Parcels
- Roads

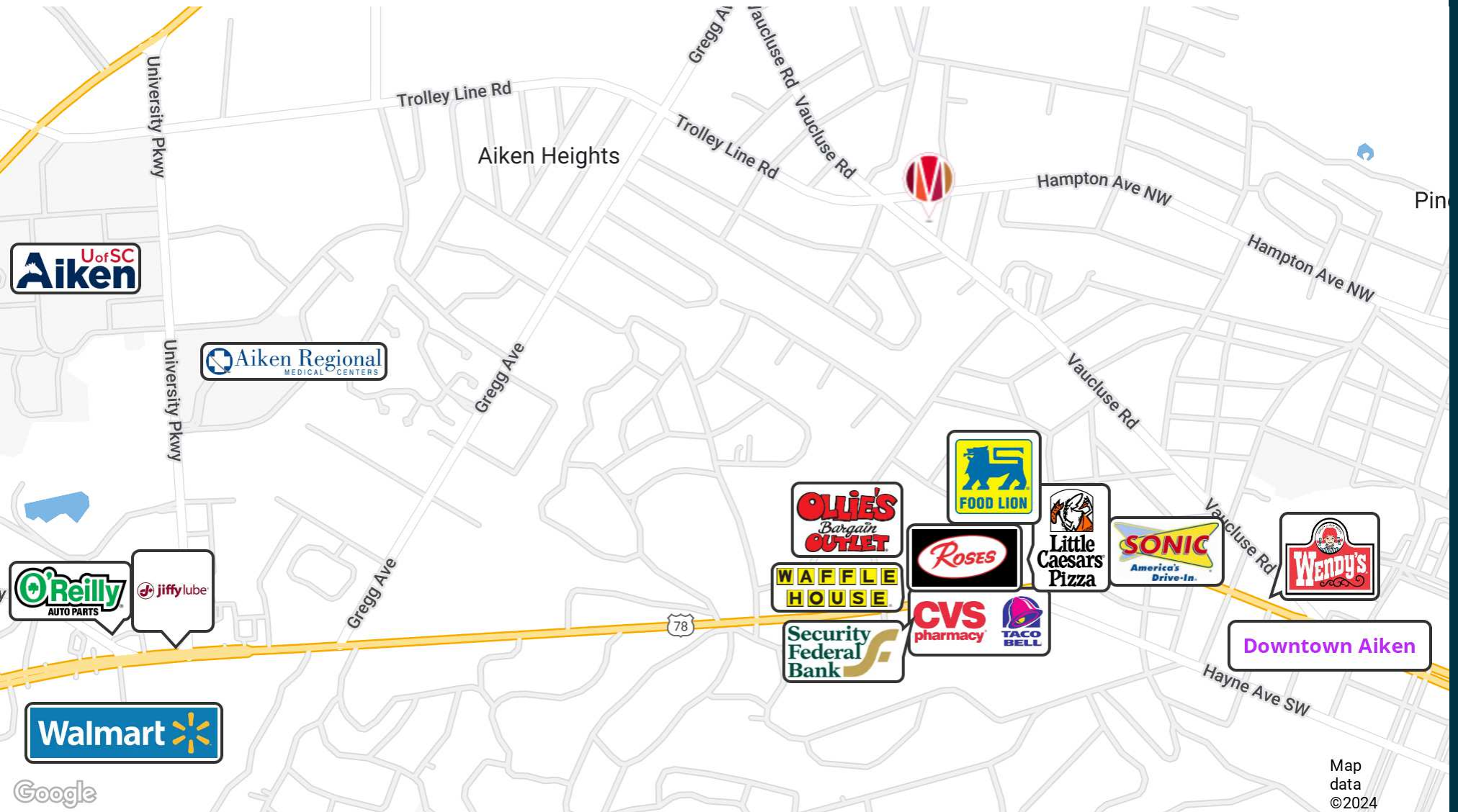
<b>Parcel ID</b>	104-14-07-005	<b>Alternate ID</b>	52293	<b>Owner Name</b>	DOXA BARBELL LLC
<b>Property Address</b>	3340 VAUCLUSE RD AIKEN	<b>Class</b>	COMMERCIAL		
<b>District</b>	Fire = 10_F Tax = 01_T Council = 08_C Cty = Aiken				
<b>Brief Tax Description</b>	TRACT A N OF VAUCLUSE <span style="color: red;">(Note: Not to be used on legal documents)</span>				

Date created: 9/27/2024  
 Last Data Uploaded: 9/26/2024 11:36:06 PM

Developed by **SCHNEIDER**  
 GEOSPATIAL

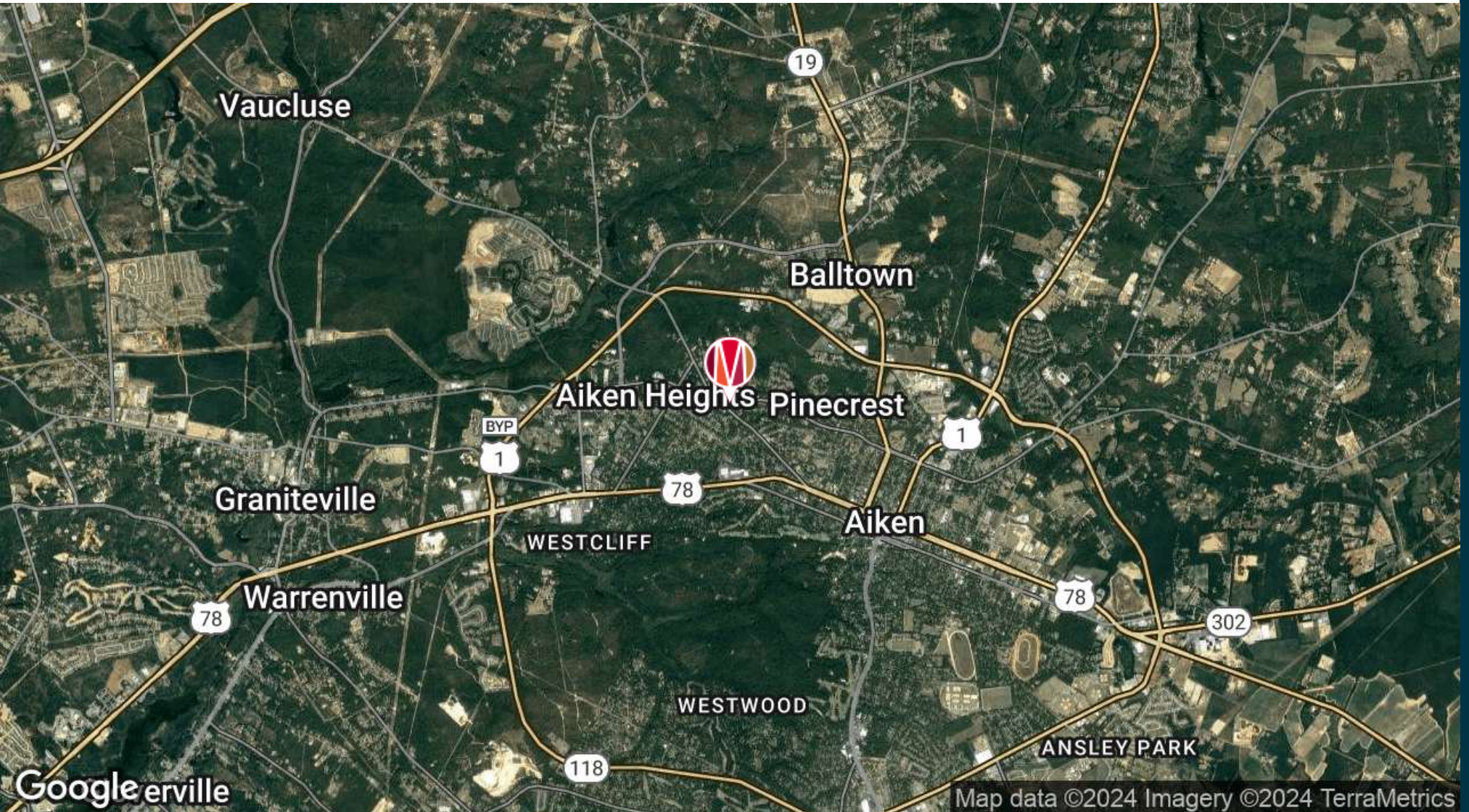


# RETAILER MAP





# LOCATION MAP



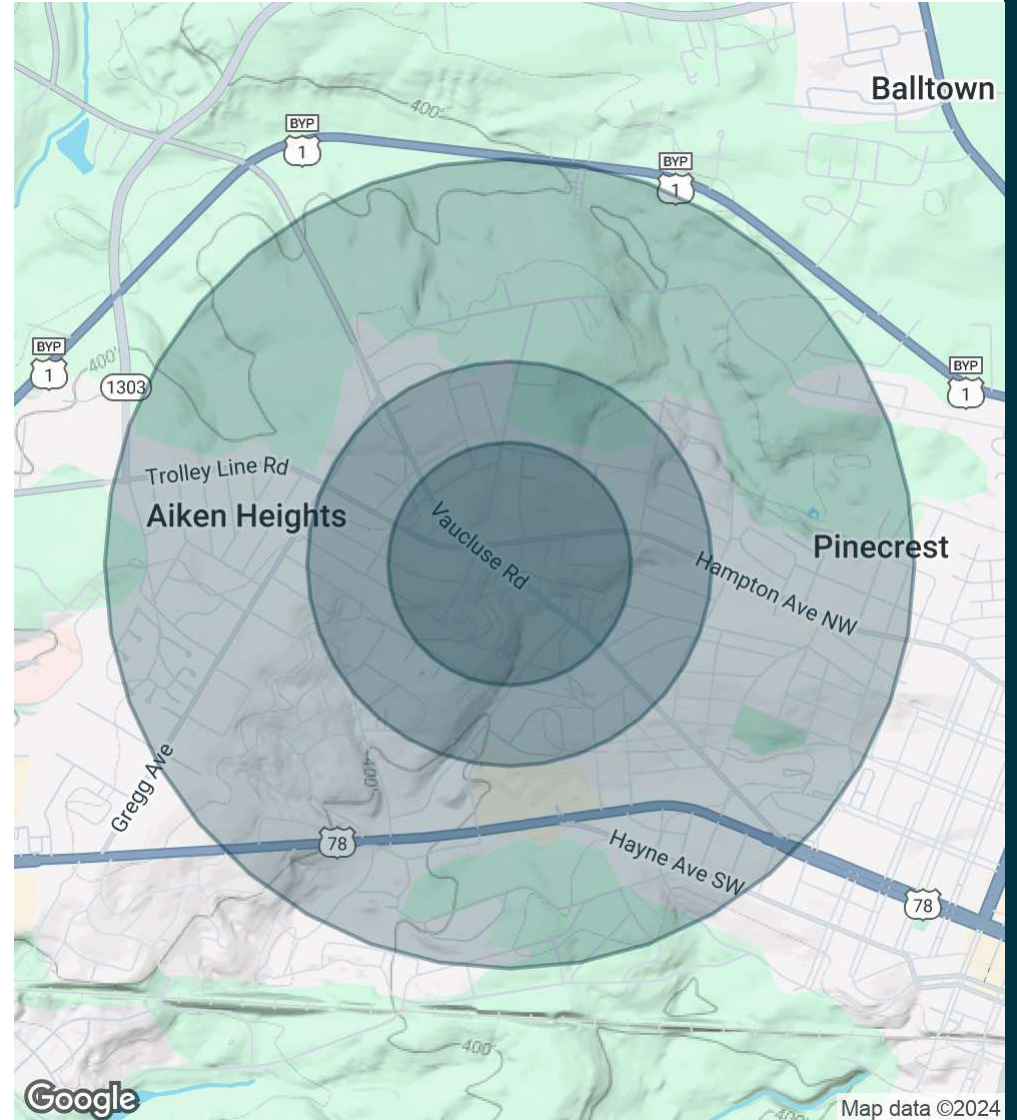


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	577	1,490	4,141
Average Age	45	45	45
Average Age (Male)	42	42	42
Average Age (Female)	48	48	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	253	649	1,739
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$67,731	\$66,532	\$68,398
Average House Value	\$224,585	\$215,753	\$249,860

Demographics data derived from AlphaMap







**MEYBOHM COMMERCIAL  
PROPERTIES**

3519 Wheeler Road  
Augusta, GA 30909

706.736.0700  
MeybohmCommercial.com

## CURT HANNA

Commercial Brokerage Advisor

Clinecommercial@Meybohm.Com

Cell: 864.993.2501

### PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.

SC #132904 // GA #430540