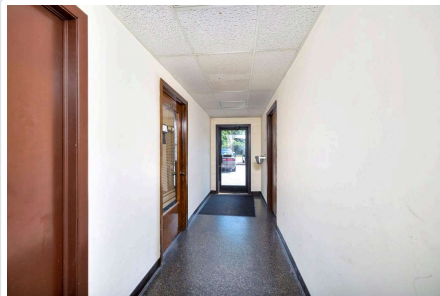


410 W Liberty Street, Sumter, SC 29150



410 W. LIBERTY STREET

SUMTER, SC

Welcome to The Executive Building at 410 W. Liberty St. in Sumter, SC. This expansive commercial office property is located less than .5 of a mile from beautiful downtown Sumter and features 19 office suites, 10,285sqft of GBA leased space and 1.43 acres. Zoned a commercial property and having a generating power of nearly \$110,000/ year in market rent, The Executive Building is the perfect investment for your next real estate move.

- 19 Office Suites
- 10,285 sqft GBA of Leased Space
- Current Gross Rent Near \$80,000
- Potential Gross Rent \$100,000 or More
- 95% Occupied
- Annual Operating Expenses Near \$30,000
- Zoned General Commercial
- Traffic Count 12,300 Vehicles Per Day
- 1.43 Acre Site
- Over 560' of Road Frontage
- Located in Downtown Sumter
- Less than 0.50 Miles to Prisma Health Tuomey Hospital

LISTED AT:
\$695,000
(\$67.57/sqft)

DOWNTOWN SUMTER
PRISMA HEALTH TUOMEY HOSPITAL
THE EXECUTIVE BUILDING



List Price: \$695,000.00

Welcome to the Executive Building. This expansive commercial office income property is located less than 0.50 miles from beautiful downtown Sumter and features 19 office suites, 13,830sqft GBA. 10,285sqft of Leased Spaced sitting on 1.43-acre site. Current Gross Rent Exceeds \$80,000. Potential Gross Rent Exceeds \$100,000. Annual Operating Expenses near \$30,000. Traffic Count is 12,300 vehicles per day in this section of W Liberty Street. The is over 560' of Road Frontage.

Youtube virtual tour link (<https://youtu.be/2zJuK7Qt1OY?si=72FIL8v9ibR4-YoF>)



William Hodge, III
Office Appraisal Associates of SC
Phone (803) 464-8434
Email williamh@appraisals-sc.com
Website www.appraisals-sc.com

