

# 641 St. Andrews Boulevard

## Charleston, SC 29407



### Property Overview

PRICE:	\$2,795,000.00
SPACE:	±6,963 SF
LOT SIZE:	±0.453 acres
ZONING:	City of Charleston RO- Residential Office
PARKING:	23 Asphalt Paved Parking
USE:	Office



### Property Description

This stand alone building located at 641 St. Andrews Boulevard consists of approximately 6,963 square feet (sf) situated on two parcels totaling 0.453 acres. Both parcels are zoned Residential Office (RO) in the city of Charleston. The first floor is approximately 4,148sf and includes a waiting room, reception area, office/bullpen, four private offices, eight exam rooms, a CT room with an adjacent observation office, a nurses' station, and three restrooms. The second floor is comprised of approximately 1,616sf of office space with an open bullpen/conference area, file room, break area, computer room, restroom, and landing, and is accessed via an interior stairwell. The remainder of the second floor is attic/storage space. There are 23 asphalt paved parking spaces.

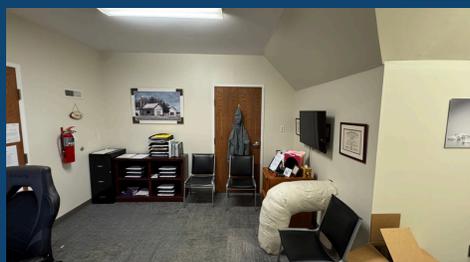
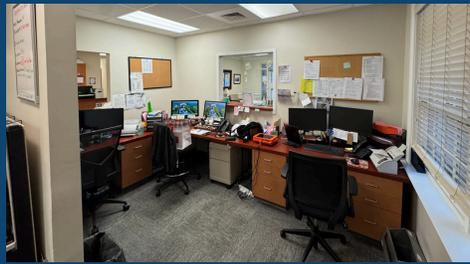
**FOR SALE**  
**\$2,795,000.00**

CONYERS HALLMAN  
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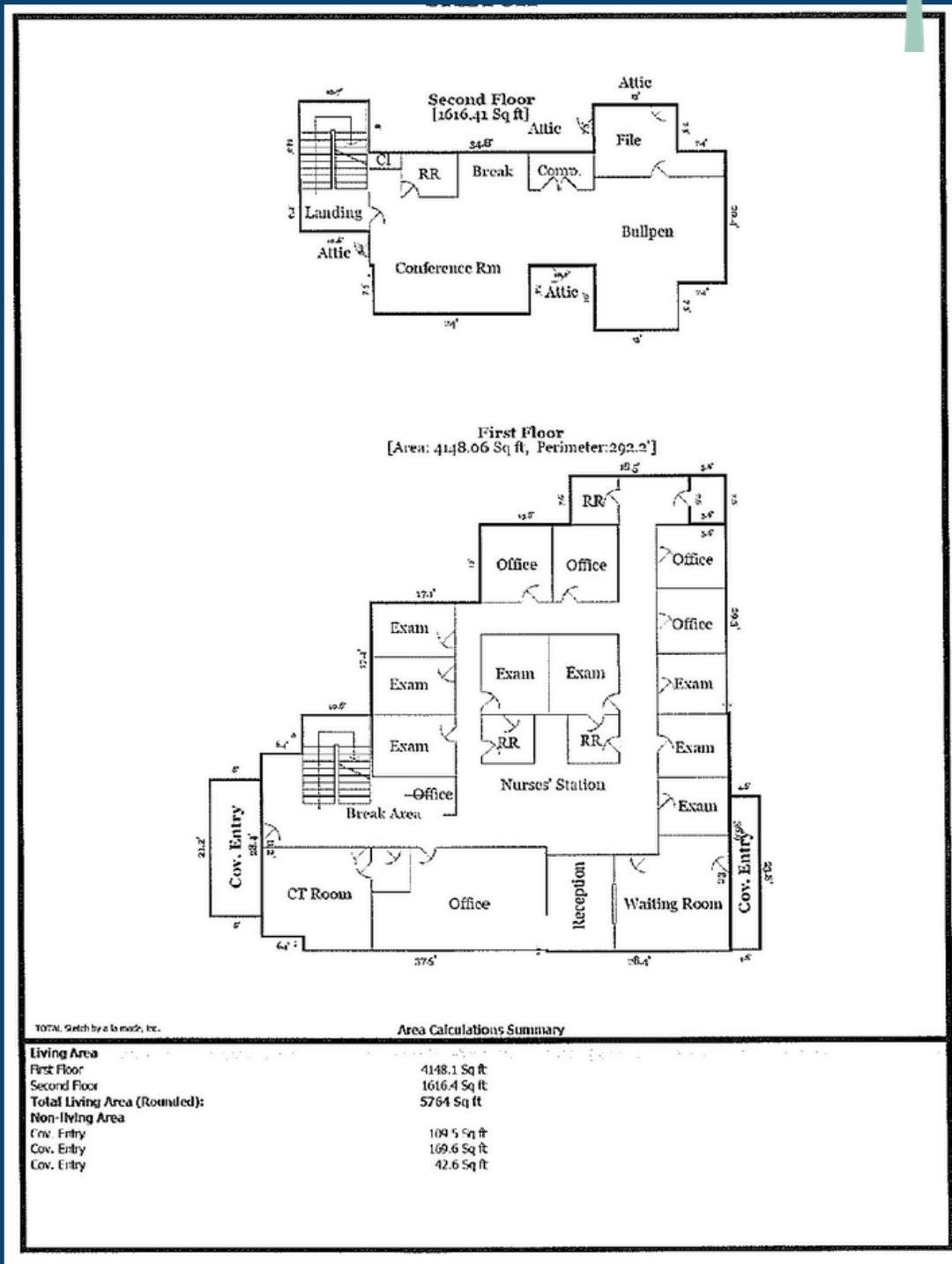
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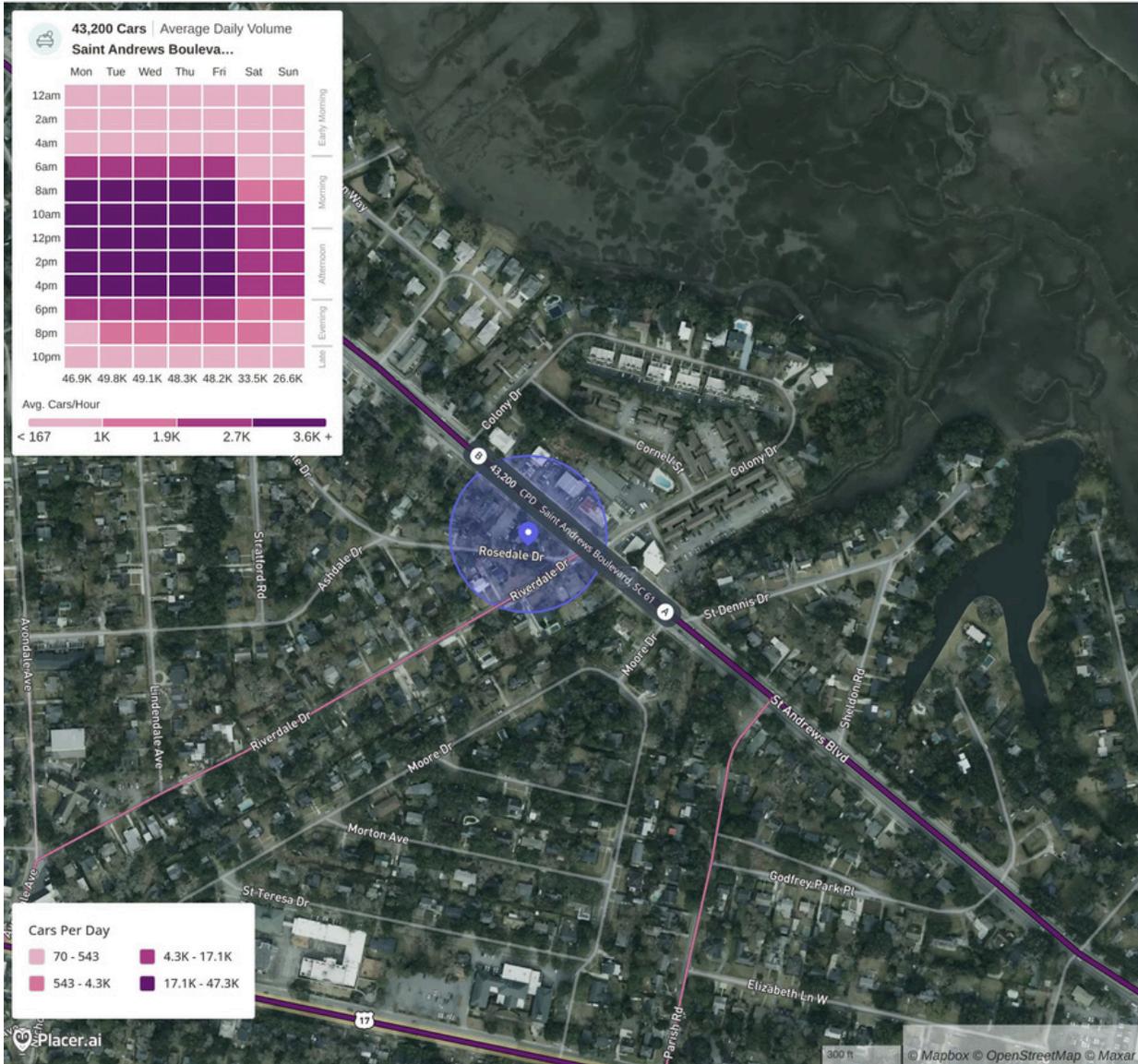
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### Vehicle Traffic Volume

641 Saint Andrews Boule...  
Saint Andrews Boulevard, Charl...



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