

# FOR SALE

2,074 SF MEDICAL OFFICE



137 CEDAR DR, SAINT STEPHENS, SC 29479

**Harbor**  
COMMERCIAL PARTNERS

## PROPERTY DESCRIPTION

Free-standing commercial property for sale in Saint Stephen, SC. The property is zoned TNR - Traditional Neighborhood Residential District. Ideal for professional services, offices, small shops, and some retail that is convenient and walking distance of neighborhoods. The property is located right off of Hwy 52, with access on Gourdin St and Cedar Drive. The property is currently vacant and was previously used as a medical office by Liberty Doctors. The property has been well maintained and is in excellent condition. It was updated in 2024 with paint, flooring, and HVAC units.

## OFFERING

SIZE	LIST PRICE
2,074 SF	\$300,000

## PROPERTY SPECS

AVAILABLE SF	2,074 SF
LIST PRICE	\$300,000
YEAR BUILT	1980
TAX ID/APN	130-15-12-001
ZONING	TNR - Traditional Neighborhood Residential District
MUNICIPALITY	Town of Saint Stephens
COUNTY	Berkeley
OFFICE TYPE	Medical/Mixed Use
LOT SIZE	0.42 AC



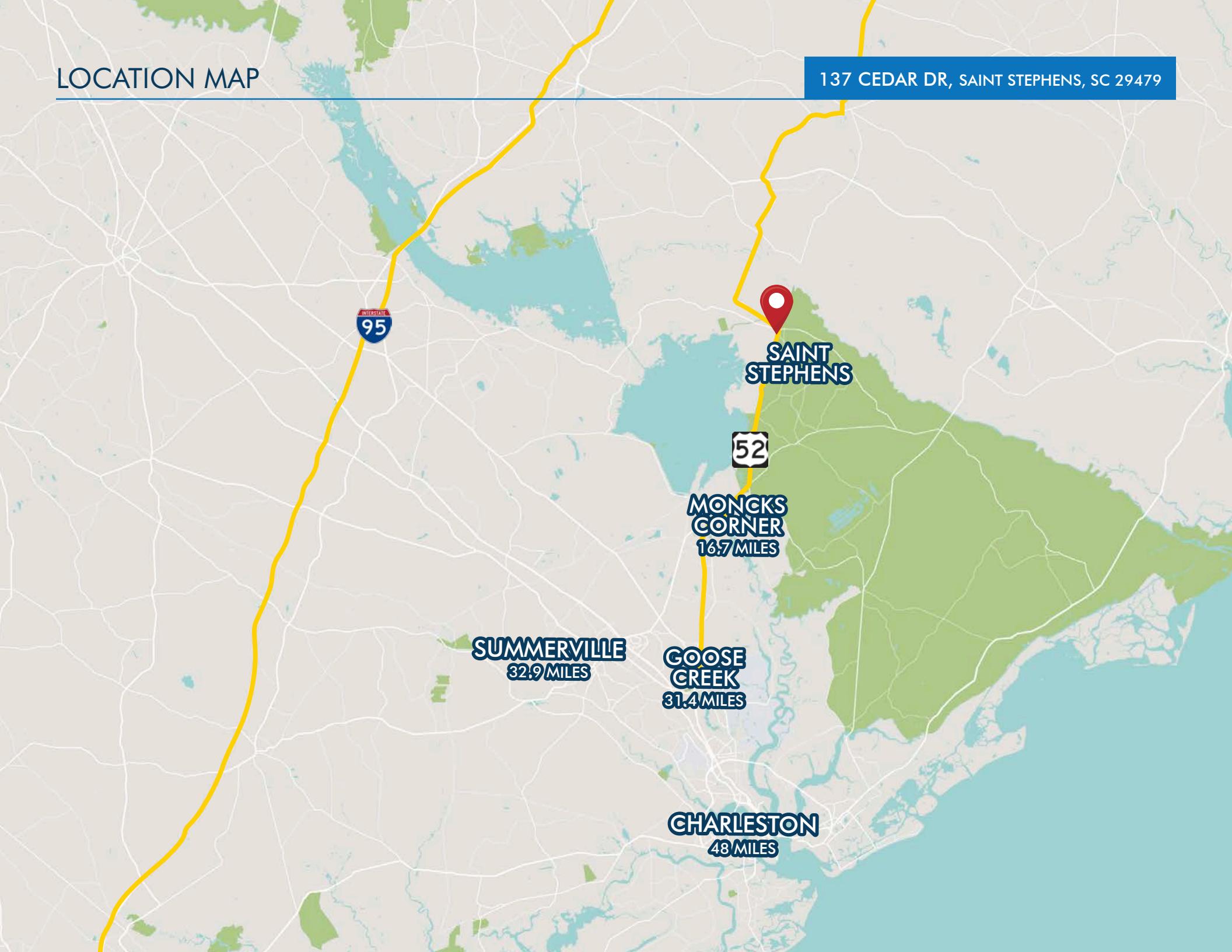
137 CEDAR DR, SAINT STEPHENS, SC 29479

137 CEDAR DR, SAINT STEPHENS, SC 29479



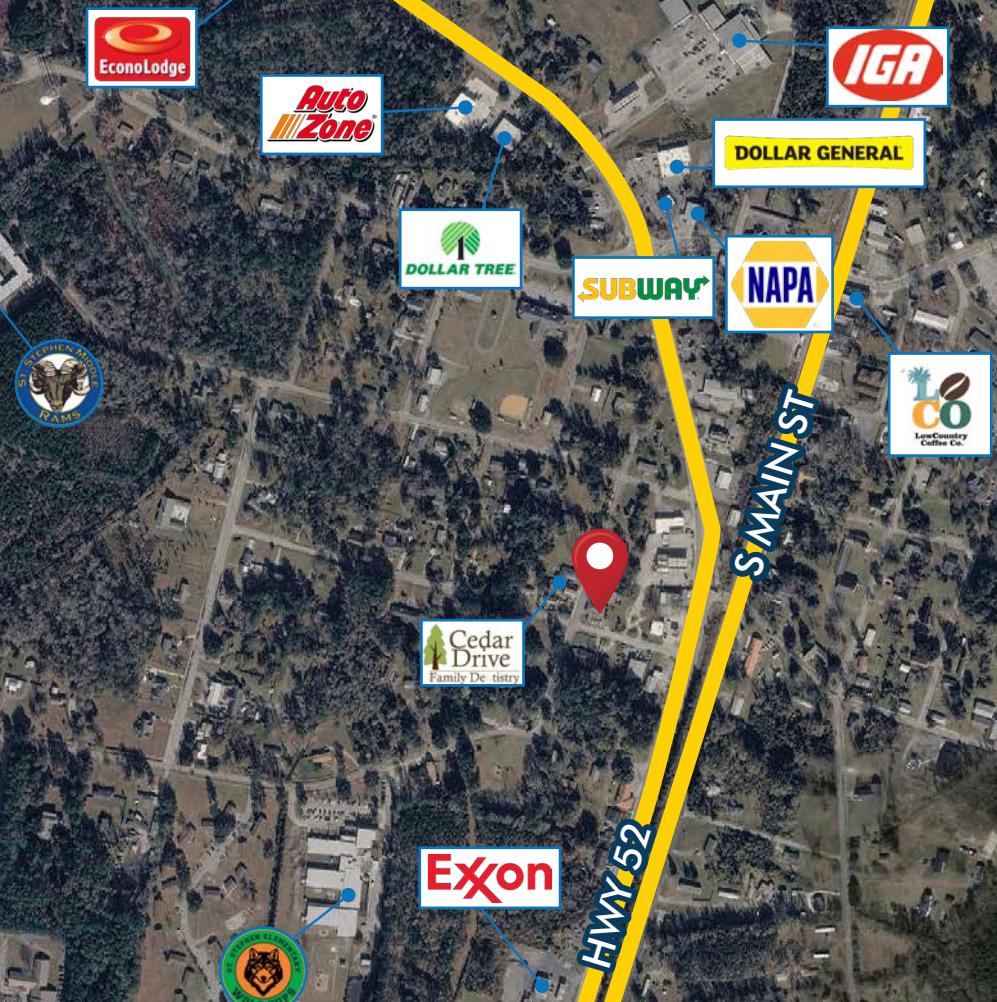
## LOCATION MAP

137 CEDAR DR, SAINT STEPHENS, SC 29479



137 CEDAR DR, SAINT STEPHENS, SC 29479

AMENITIES MAP



**The Traditional Neighborhood Residential District (INR)** is a predominately single family residential area. Other uses such as mobile homes, multifamily dwellings, small offices and businesses are allowed in the district as long as they do not detract from the character of the small scale residential uses. Additional standards are placed on these uses to mitigate their impact on single family uses. Small offices and businesses are appropriate in this district as long as the use respects 'the integrity of the residential nature of the neighborhood and offer services needed to the residents. Government buildings, schools, and parks are also appropriate uses for the Traditional Neighborhood Residential District. Standards for all uses in the district are designed to protect the health, safety, and welfare of the citizens of St. Stephen.

#### 4.3.3: Uses

A. Permitted Uses: The following uses are permitted in the TNR district provided that all Specified standards are met.

1. Single Family Residential Building

- a) One (1) housing unit per lot permitted.
- b) Garages may be detached or attached to the main dwelling, with or without habitable rooms above. The front wall of the garage shall be at least ten (10) feet behind the front facade of the dwelling or no more than thirty percent (30%) of the front width of the housing unit.

2. Small Multifamily Residential Building(s)

- a) Up to four (4) units per lot permitted provided that lot size meets the minimum lot area/unit listed in the general requirements. Two (2) of these units may be mobile homes provided that they meet the standards set forth for mobile homes (Section 4.2.3:E).

- b) Units may be attached or detached.

- c) Garages may be detached or attached to the main dwelling, with or without habitable rooms above. The front wall of the garage shall be at least ten (10) feet behind the front facade of the dwelling or no more than thirty percent (30%) of the front width of the housing unit.

- d) Landscaping the Front Setback:

- (1) One (1) large maturing tree per housing unit shall be planted within the required front setback. The trees shall be a minimum of three (3) inches in caliper at planting.
- (2) Two (2) shrubs per housing unit shall be planted within the required front setback.

3. Small Office or Commercial Building(s)

- a) Office and commercial uses cannot occupy more than 2,000 square feet gross floor area exclusive of any residential living quarters.
- b) Office and commercial uses shall be limited to the ground floor of the structure. Residential uses above the office or commercial use is encouraged.
- c) Design of new construction shall be consistent with the residential nature of the area
- d) Setbacks shall be consistent with neighboring property.
- e) Use List:
  - (1) Neighborhood retail shop or boutique,
  - (2) Professional office,
  - (3) Neighborhood service,
  - (4) Cafe or eatery establishment,
  - (5) Day care center

4. Landscaping the Front Setback:

- a) Use List:
  - (1) School
  - (2) Church
  - (3) Park/playground
  - (4) Community Hall
  - (5) Government Services Building



## SALE CONTACT:

**Taylor Sekanovich**  
Senior Associate  
843.812.8407  
[taylor.sekanovich@harborcommercialpartners.com](mailto:taylor.sekanovich@harborcommercialpartners.com)

**Harbor**  
COMMERCIAL PARTNERS

[harborcommercialpartners.com](http://harborcommercialpartners.com)