



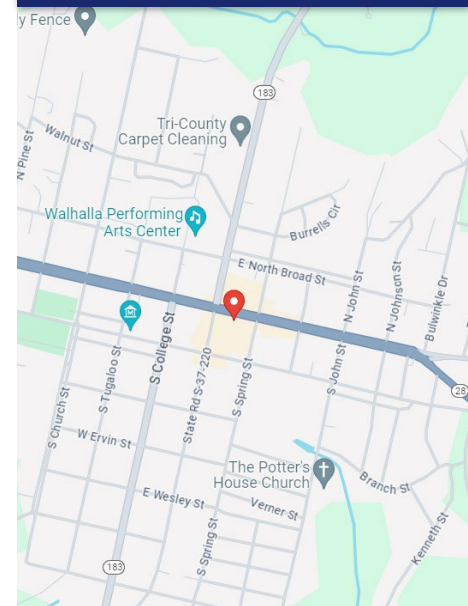
**MULTI-TENANT BUILDINGS FOR SALE | STOREFRONTS DIRECTLY ON E. MAIN STREET**

## 212-218 E. MAIN STREET

- ±6,130 SF of retail space with multiple storefronts directly on E. Main Street in the heart of downtown Walhalla
- Historic buildings feature exposed interior brick, high ceilings, large storefront windows which offer ample natural light, etc.
- Spaces have been renovated and upfit and showcase the historic elements with modern touches incorporated throughout
- Signage directly on Main Street and parking in front
- Rapidly growing part of town with multiple new business opening nearby
- Local, successful tenants in place with potential to extend leases
- Accessible public City parking directly behind the site offers easy access for customers and employees
- Oconee County Parcel ID: 500-19-04-005 and 500-19-04-006

FOR SALE:

**\$1,300,000**



No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

# THE OPPORTUNITY



FOR SALE	TOTAL
\$1,300,000	±6,130 SF

**PARCEL ID: 500-19-04-005**

- ±2,255 SF
- PARCEL ID: 500-19-04-005
- 212 E. Main Street
- Gray Building

**PARCEL ID: 500-19-04-006**

- ±3,876 SF
- 214 E. Main Street
- 216 E. Main Street
- 218 E. Main Street
- 115 E. Catherine Street
- Blue Building and Brick Buildings in Rear

“ Other savvy entrepreneurs, seeing the successful renovations...have been inspired to purchase and renovate old buildings in downtown Walhalla. -The Southern Edge ”



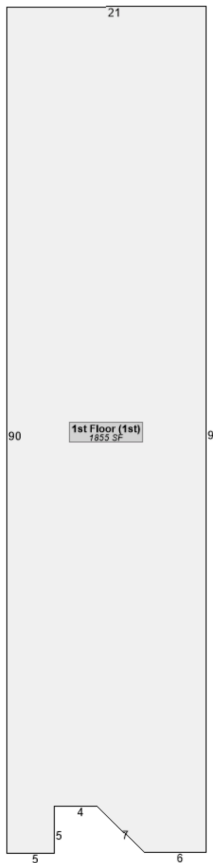
**E. MAIN STREET**



**212 E. Main Street**

The Casbah

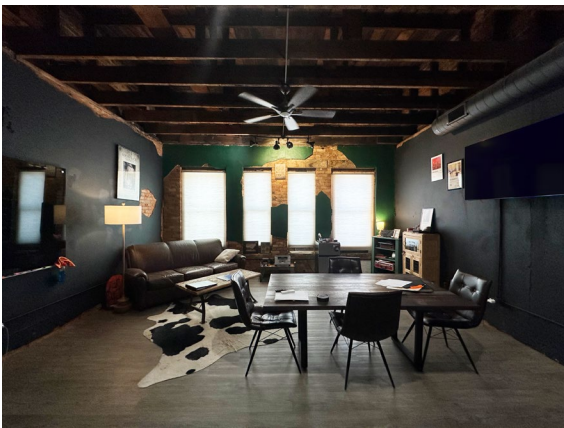
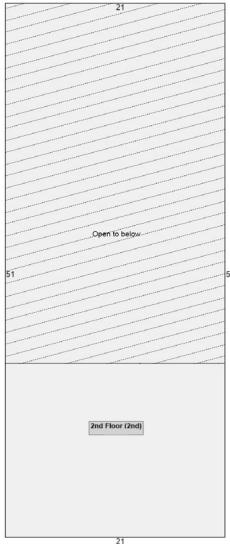
- ±1,855 SF
- 1<sup>st</sup> Floor: Retail Space
- Leased: The Casbah
- Features rear exit
- Inquire about Rent Roll



**212 E. Main Street**

The Casbah (2<sup>nd</sup> Floor)

- ±400 SF
- 2<sup>nd</sup> Floor: Office Space
- Leased: The Casbah (Owner/Office)
- Inquire about Rent Roll

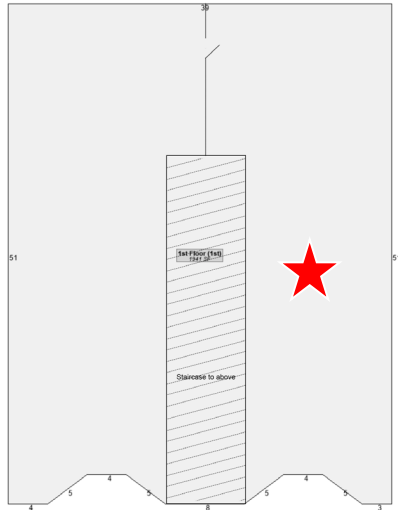




**214 E. Main Street**

The Soap Dish (A Casbah Co.)

- ±970 SF
- 1<sup>st</sup> Floor: Retail Space
- Leased: The Soap Dish (A Casbah Co.)
- Inquire about Rent Roll



**216 E. Main Street**

Lofts Over Main

- ±1,000 SF
- 2<sup>nd</sup> Floor: AirBNB Space
- Inquire about AirBNB Rental History



- One ±850 SF condo known as the "Lofts Over Main"
- Feature exposed brick walls, custom cabinetry, and modern kitchens
- Main Street level entry
- 15-foot tall ceilings accented with rustic stained wood boards
- Original wooden floors from the late 1800's building

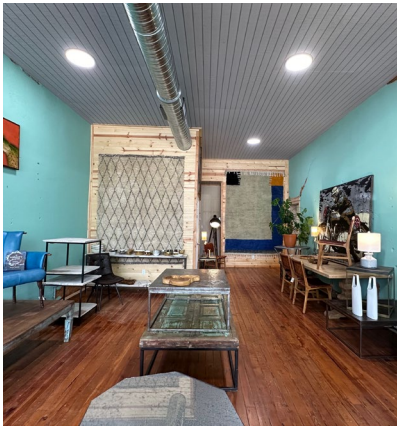
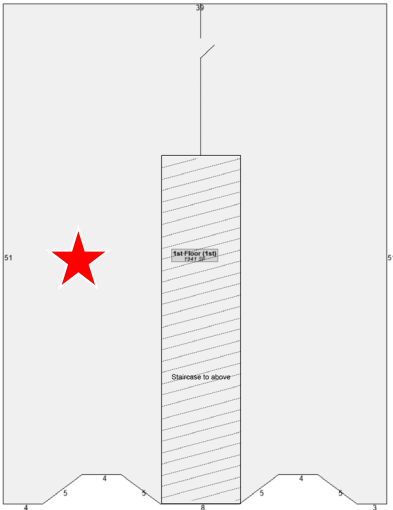
**E. MAIN STREET**



**218 E. Main Street**

The Casbah

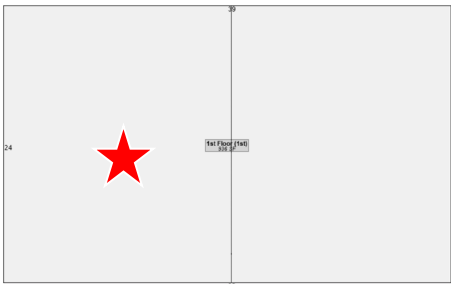
- ±970 SF
- 1<sup>st</sup> Floor: Retail Space
- Leased: The Casbah
- Inquire about Rent Roll

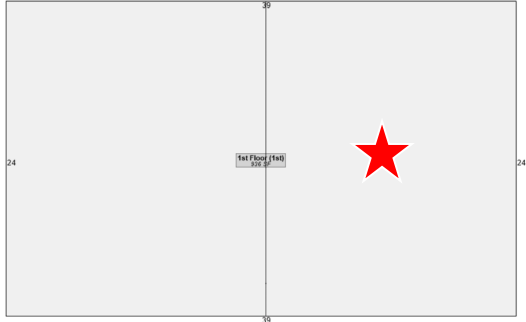


**115 S. Catherine St.**

The Casbah - Storage

- ±468 SF
- 1<sup>st</sup> Floor: Storage
- Leased: The Casbah
- Inquire about Rent Roll





**115 S. Catherine St.**

West and Co. Taproom

- ±468 SF
- 1<sup>st</sup> Floor: Brewery Space
- Leased: West and Co. Taproom
- Inquire about Rent Roll

