

**FOR SALE**

**\$850,000**

**7434 & 7436 Forest Court**

±7,600 SF

Located in Irmo, SC



**NAI Columbia**

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# PROPERTY Features

- 7434 Forest Ct - ±2,200 SF
  - In-place income
  - Tenant:
    - Autism Connect
- 7436 Forest Ct - ±5,400 SF
  - In-place income
  - Tenant:
    - Edward Jones
    - Settler Company Realtors
    - Value-add opportunity with vacant 2nd floor
- Visible from Lake Murray Blvd (VPD)
- Close proximity to numerous medical buildings.
  - Midlands Orthopedics and Neurosurgery (0.1 mile)
  - Prisma Health Parkridge Hospital (1 mile)
  - Columbia Dermatology & Aesthetics (1 mile)
  - Lexington Medical Center – Irmo (1.16 miles)
- Diverse mix of businesses, retail and restaurants along Lake Murray Blvd.
- Abundance of parking
- Well maintained buildings
  - Roof replaced in 2019
  - HVACs replaced in 2020



**SALE PRICE**  
**\$850,000**

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## Property Description

Multiple office buildings located in professional office park adjacent to busy Lake Murray Blvd. Buildings are conveniently located less than 1 mile to downtown Irmo and 15 minutes to the Bull Street redevelopment and the Central Business District. The buildings consist of  $\pm 7,600$  SF and offers good value-add opportunity.

## Amenities

Amenities include surface parking, visibility from Lake Murray Blvd and a variety of restaurants within walking distance.

## Location Description

The buildings are located in the Town of Irmo in Lexington County about half a mile from St. Andrews Rd, half a mile to I-26 and 1 mile from Prisma Health Parkridge Hospital. With its proximity to I-26 it is easy to access amenities located on the heavy retail corridor of Harbison Blvd and is less than 15 minutes to Downtown Columbia. The Town of Irmo continues to prove its desirability as it has shown steady growth both economically and in population.

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# POINTS OF INTEREST

For Sale | 7434 & 7436 Forest Ct | 7

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