

100% LEASED 5,215 SF STAND-ALONE OFFICE BUILDING FOR SALE

201 EDDIE CHASTEEN DR. WALTERBORO , SC 29488



David Newman

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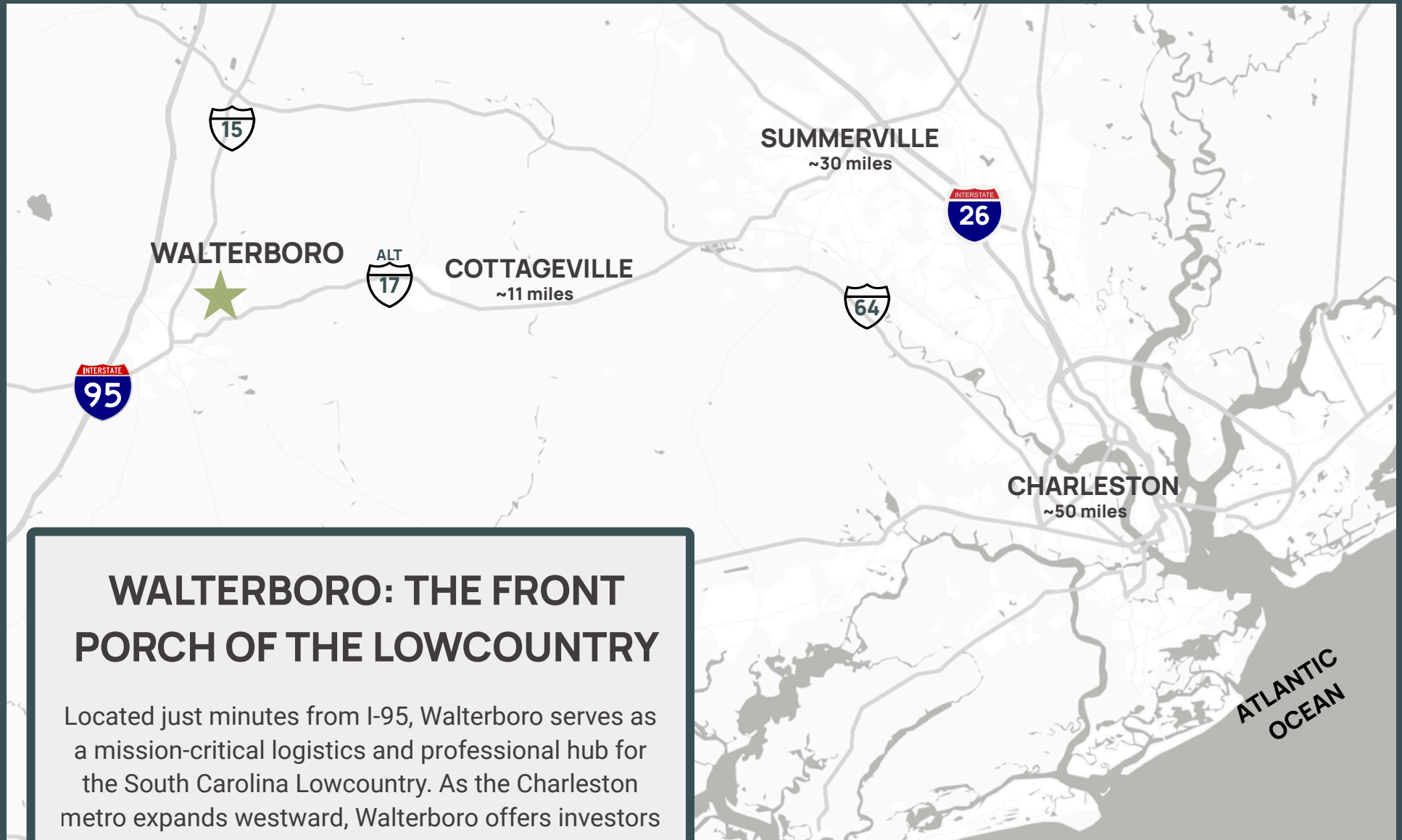
PROPERTY DESCRIPTION

- Offered at \$550,000
- Owner financing available with 20% down
- Built in 1995; brick exterior
- New HVAC system
- Recent roof replacement
- 5,215 SF Stand Alone Office Building
- \$105.46 per SF

This 5,215 SF standalone office building offers a stabilized investment opportunity with a 7.05% cap rate and 100% occupancy. Located in the heart of Walterboro, the property is priced at \$550,000 and features rare owner financing options for qualified buyers with 20% down. It is an ideal acquisition for investors seeking a turnkey asset with attractive debt-to-equity potential in a growing regional hub.



LOCATION OVERVIEW



WALTERBORO: THE FRONT PORCH OF THE LOWCOUNTRY

Located just minutes from I-95, Walterboro serves as a mission-critical logistics and professional hub for the South Carolina Lowcountry. As the Charleston metro expands westward, Walterboro offers investors the perfect mix of high-cap rate stability and long-term appreciation potential in a business-friendly environment.

LOCATION MAP



RENT ROLL & NOI

RENT ROLL

	SF (Net)	Monthly	Annual	Years Remaining	Options
Walterboro Eye Center	3,000	\$ 3,400	\$ 40,800	3.5	2, 5 year (11% bump and 9% bump)
Church	1,750	\$ 1,050	\$ 12,600	Aug-27	N/A



NOI

Current Annual Rent	Church Recoup of Taxes	Total Annual Rent	Current Taxes	Insurance	Landscaping	Total Current Expenses	Current NOI	Current Monthly NOI
\$ 53,400	\$ 300	\$ 53,700	\$ 8,800	\$ 3,300	\$ 2,800	\$ 14,900	\$ 38,800	\$ 3,233.33

COMPS

	Address	Closed Price	SF	Per SF	Notes
	339 Jefferies Blvd	\$305,000	2,034	\$149.95	Former Restaurant
	319 E Washington St.	\$310,000	3,660	\$84.70	Downtown (vacant) office or retail built 1945
	130 Bells Hwy	\$800,000	5,116	\$156.37	Multi-tenant building
	Average per SF			\$130.34	
	201 Eddie Chasteen	\$550,000	5,215	\$105.46	Subject Property

BUILDING PHOTOS



David Newman



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PROFESSIONAL BACKGROUND

David P. Newman is an experienced professional in the commercial real estate industry with 20+ years of completed developments and transactions across multiple states and industry sectors, including Class A office, retail, industrial and special purpose projects. During his real estate career, David completed sales and leasing for numerous clients, totaling over 1.7 million SF and a combined market value exceeding \$350MM. Skilled in leases, contracts, complex negotiations, sales, management, acquisitions, dispositions, and business development.

EDUCATION

Master of Professional Studies in Real Estate from Georgetown University.
Business and Finance degree from Marymount University.

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