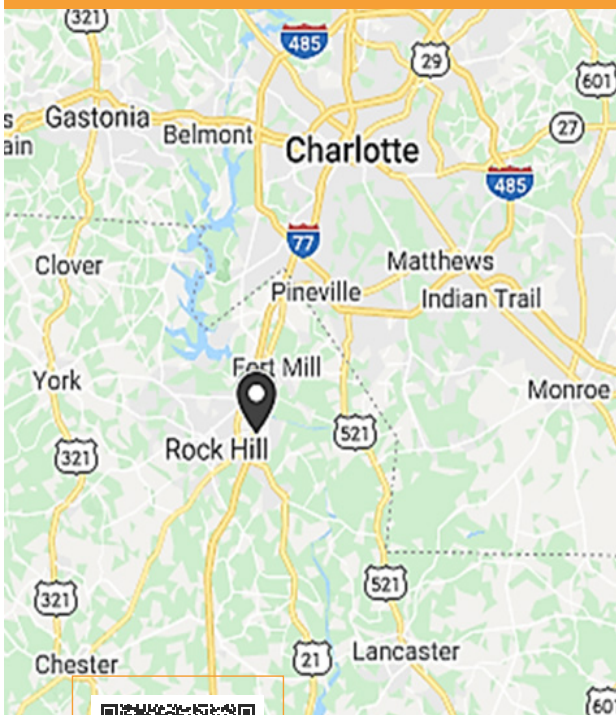


FOR SALE

\$2,230,000



ASHTON 100 INVESTMENT OPPORTUNITY



- Ashton 100 Office Condominiums, Multiple Condo Suites For Sale with Individual Leases Located in a Professional Office Building
- Located in Manchester Village, a Premier Mixed- Use Development Featuring Dining, Shopping, and Entertainment, in Rock Hill, South Carolina
- Quick Access to I-77 (Exit 79) via Dave Lyle Boulevard
- Rent Includes All Utilities and Expenses Except For Internet, Phone, and In-Suite Janitorial



Wes Tuttle

President/ Broker-In-Charge

Direct: 803-992-6017 | Wes@tuttleco.com



Ashton 100 Investment Opportunity

775 Addison Avenue, Rock Hill, South Carolina 29730

ASHTON 100 INVESTMENT OPPORTUNITY

Name	Ashton 100 Suites 101, 102, 104, 110, 201 & 202
Address	775 Addison Avenue, Rock Hill, South Carolina 29732
Market	Charlotte/Rock Hill
Tenant	Suite 101 - Integrity Financial Solutions (1,987 SF) - Exp. 2026 Suite 102 - WissenIT (1,435 SF) - Exp. 2027 Suite 104 - Prayers Therapeutic Touch (1,169 SF) - Exp. 2026 Suite 110 - TSI South, LLC (3,106 SF) - Exp. 2027 Suite 201 - SCDOR (8,120 SF) - Exp. 2028 Suite 202 - Orrba Solutions (1,985 SF) - Exp. 2027
Building Size	±23,596 SF
Year Built	2000
Use	Professional Office
Rent Increases	2% Annually
Taxes, Common Area Maintenance, & Insurance	Landlord Responsibility
Net Operating Income	\$133,561
Asking Price	\$2,230,000



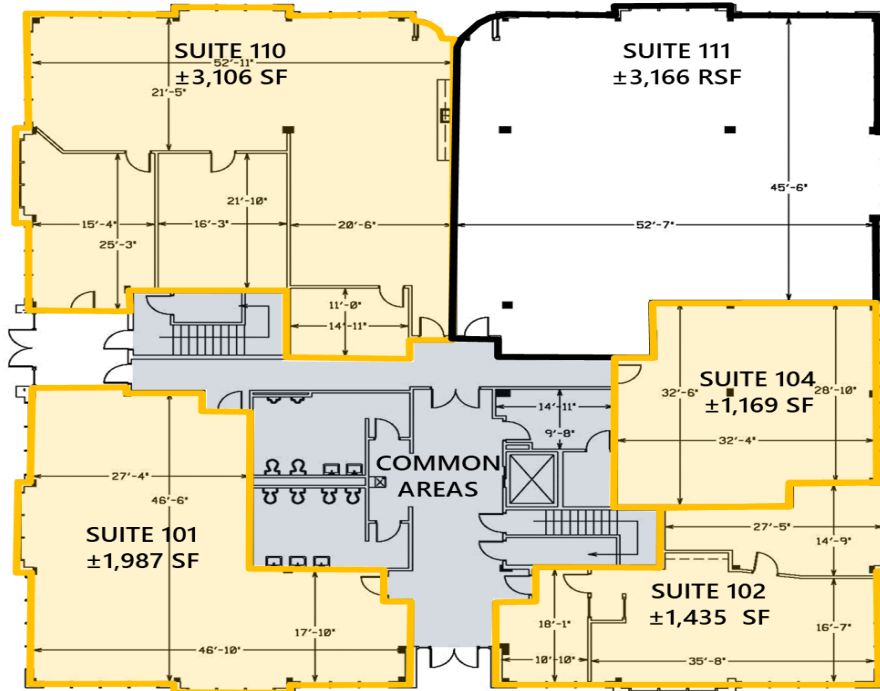
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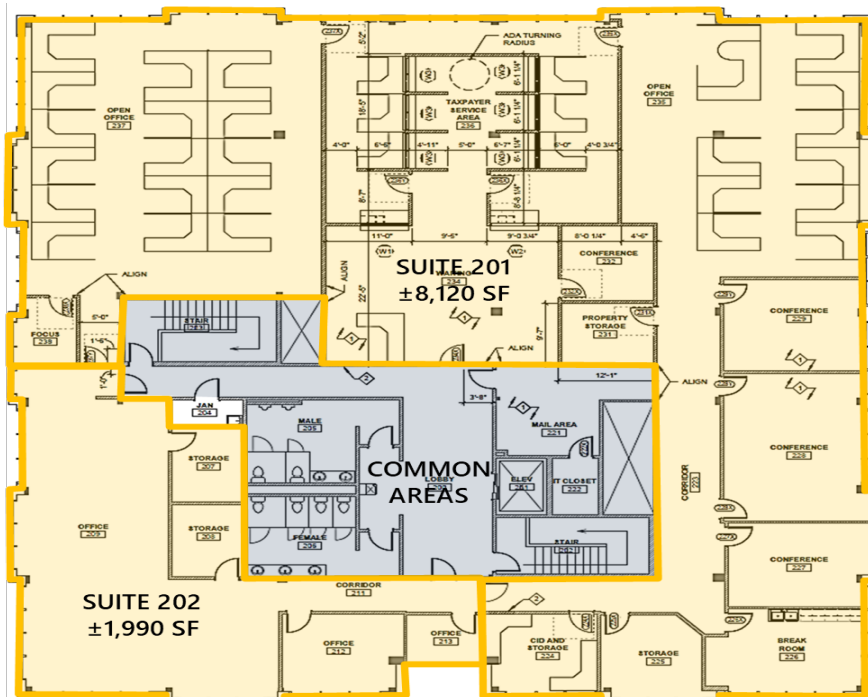
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First Floor - Floor Plan



Second Floor - Floor Plan

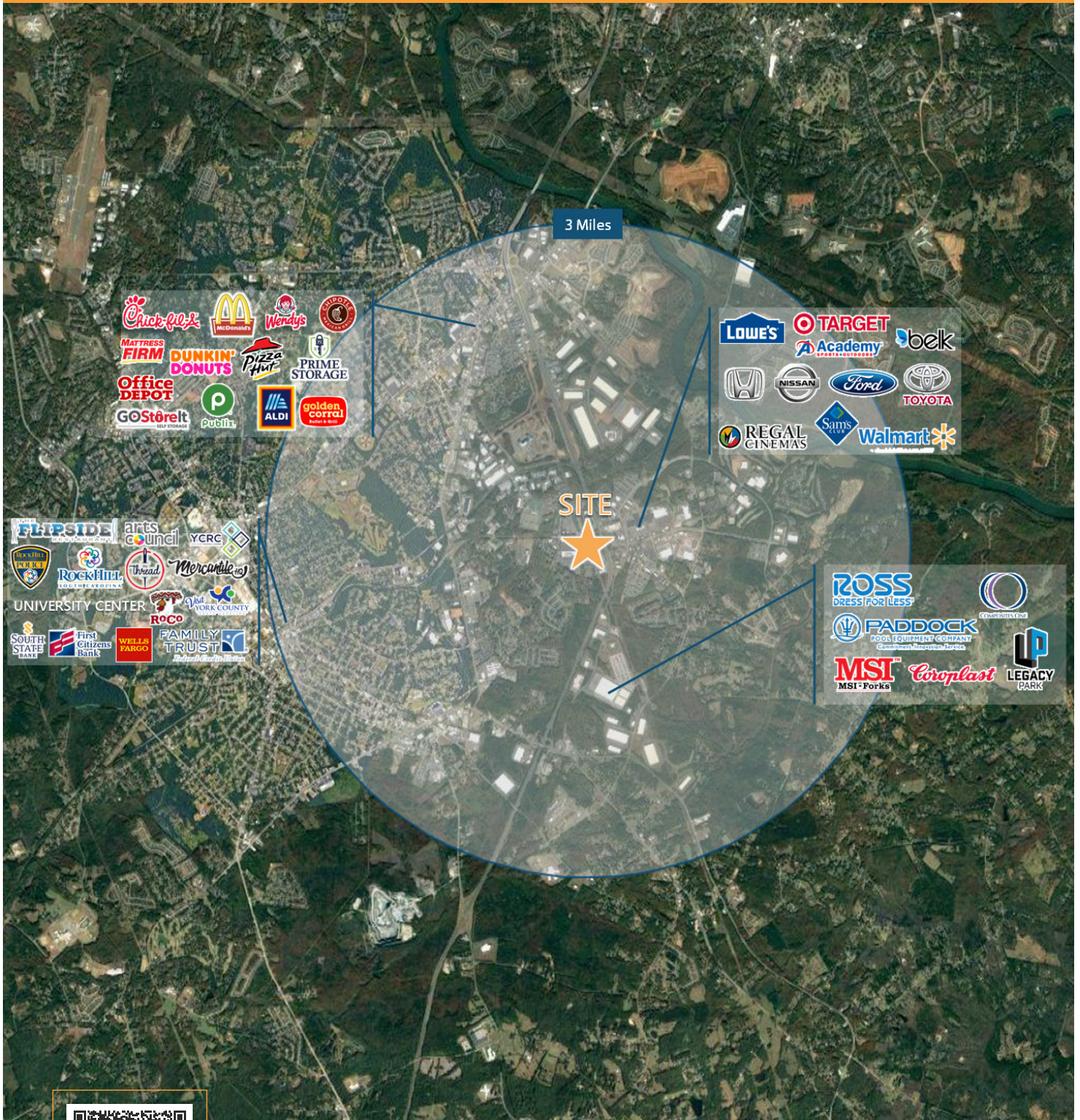


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LOCATION AERIAL



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