

# FOR SALE

VALUE-ADD CHURCH  
PROPERTY IN  
TRANSITIONAL  
GREENVILLE SUBMARKET

1309 WOODSIDE AVE  
GREENVILLE, SC 29611



T COX  
864.747.0602

GREG NORRIS  
864.494.7061

All information deemed reliable, but not guaranteed.

**KDS**   
**CAINE**  
COMMERCIAL REAL ESTATE

# DETAILS

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## AVAILABLE SPACE

<b>Address:</b>	1309 Woodside Ave Greenville, SC 29611
<b>Sales Price:</b>	\$375,000
<b>Zoning:</b>	C-2
<b>Tax Map Number:</b>	0136.00-07-010.00

## PROPERTY OVERVIEW

1309 Woodside Ave. is an approximately 2,600 SF church sanctuary located in a transitional West Greenville submarket. The building features a traditional worship space with pew seating, pulpit area, and choir space, along with a finished basement level containing classrooms, offices, and restrooms. Originally constructed circa 1948 and renovated in 2009, the property exhibits deferred maintenance and is offered strictly as-is. On-site parking is limited and legal non-conforming for the existing church use. The property is zoned C-2 in Greenville County and is best suited for a small congregation, mission-based organization, or buyer seeking a value-add opportunity in an area experiencing nearby residential and commercial redevelopment.

## PROPERTY HIGHLIGHTS

- ±2,600 SF church sanctuary in Greenville, SC
- Traditional sanctuary with pew seating, pulpit, and choir area
- Finished basement level with classrooms/offices and restrooms
- Building constructed circa 1948; renovated 2009
- Property offered strictly as-is with deferred maintenance
- Limited on-site parking; legal non-conforming for existing church use
- Zoned C-2 (Greenville County)
- Located in transitional West Greenville submarket near ongoing redevelopment



1309 WOODSIDE DRIVE  
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## PROPERTY PHOTOS



1309 WOODSIDE DRIVE  
GREENVILLE, SC 29611

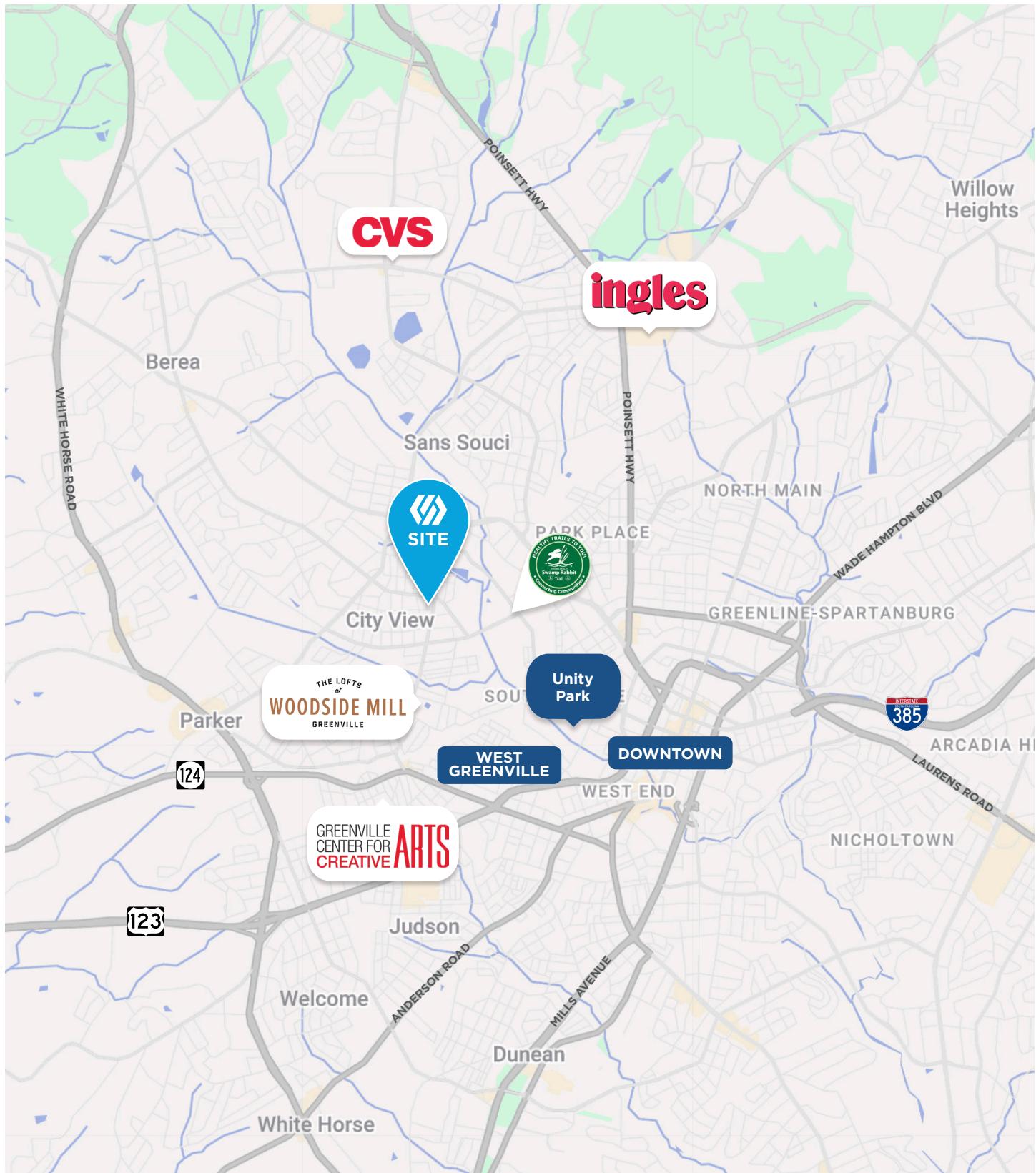
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# LOCATION

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## WHY GREENVILLE?

### IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

### TRUST THE EXPERTS

**#3 Friendliest City**  
*Southern Living*

**#4 Best Places to Live in the United States**  
*U.S. News and World Report*

**The Coolest Small Cities in the U.S.**  
*Thrillist Travel*

**Best Places for Young Professionals in South Carolina**  
*Niche.com*

**Best Small Towns in America: Best for Good Eats**  
*Men's Journal*

**Top 10 America's Next Great Food Cities**  
*Food & Wine*



# THE UPSTATE

## LOCATION, LOCATION, LOCATION

**1.6 Million People**  
10 Upstate SC Counties

**More Than 575**  
International Companies

**#3 GDP Worldwide**  
At \$6.0T, the Southeast United States GDP  
Ranks #3 in the World.<sup>1</sup>

**160 New Locations**  
More than 160 companies have announced new  
locations in the Upstate over the last 5 years.



## A CRITICAL MANUFACTURING HUB



## SOUTH CAROLINA IS OPEN FOR BUSINESS

**#1**

**State for Manufacturing in 2022**  
Site Selection Group

**#2**

**State for Doing Business**  
Area Development

**#1**

**Fastest Growing State**  
in the U.S.

Data & Information Provided by Upstate Alliance

<sup>1</sup> Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia



**REAL RELATIONSHIPS, NOT JUST REAL ESTATE**

**VERDAE OFFICE**  
340 Rocky Slope Road  
Suite 302  
Greenville, SC 29607

**DOWNTOWN OFFICE**  
117 Williams Street  
Greenville, SC 29601

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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.  
All property information is subject to change or withdrawal without notice.