

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



AVAILABLE SPACE

Address:	1309 Woodside Ave Greenville, SC 29611
Sales Price:	\$375,000
Zoning:	C-2
Tax Map Number:	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



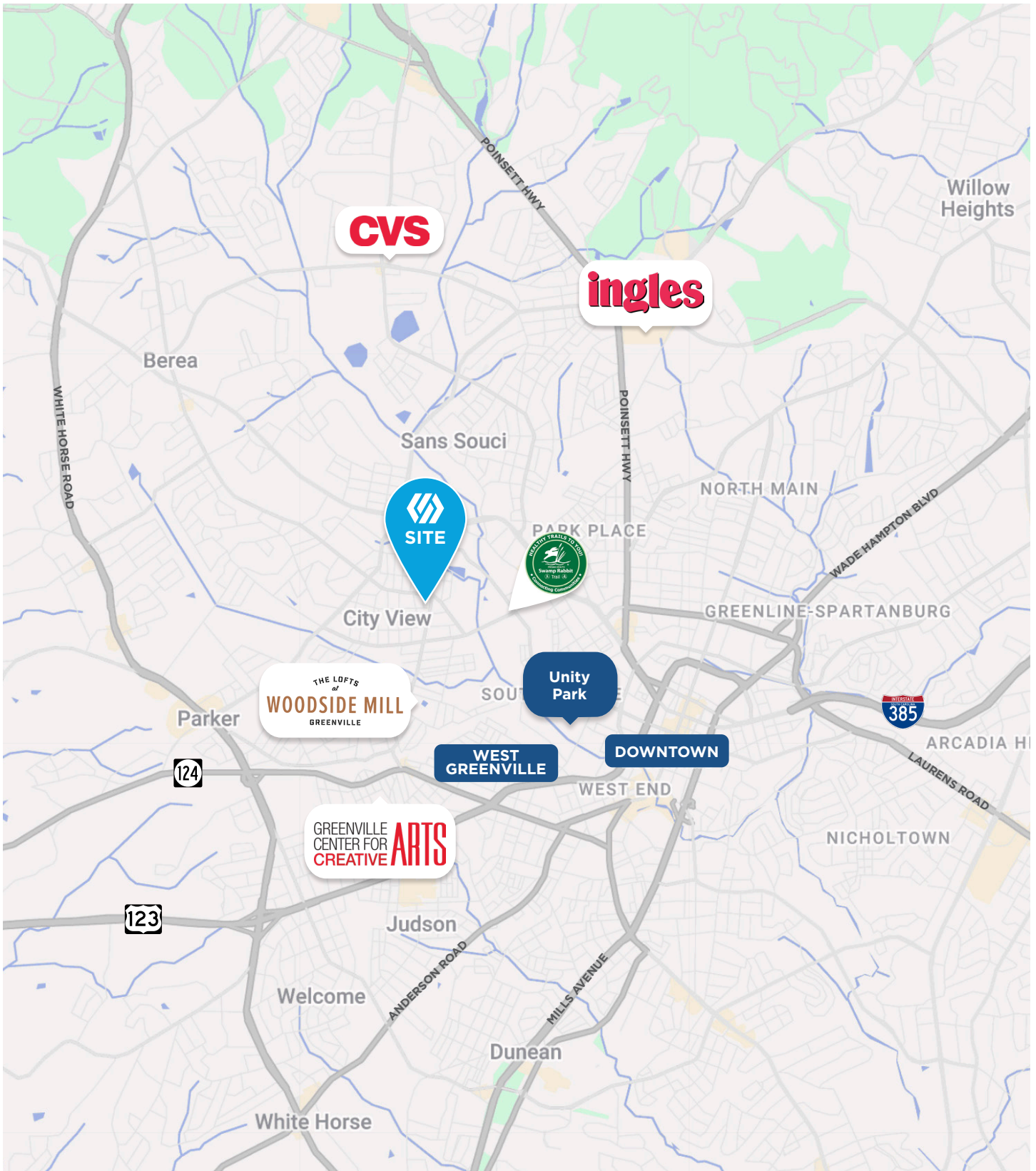
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WHY GREENVILLE?

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



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 State GDP Ranks #3 in the World.¹

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

¹ 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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All property information is subject to change or withdrawal without notice.