



**SALE**

# Price Reduced: PHP Locker

**4605 CHARLOTTE HWY**

Lake Wylie, SC 29710

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**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$695,000
<b>BUILDING SIZE:</b>	3,500 SF
<b>LOT SIZE:</b>	1.3 Acres
<b>PRICE / SF:</b>	\$198.57
<b>ZONING:</b>	OI
<b>MARKET:</b>	Charlotte Metro
<b>SUBMARKET:</b>	Lake Wylie SC
<b>APN:</b>	5750000077

### PROPERTY OVERVIEW

Well located office/warehouse fronting on Charlotte Hwy. In Lake Wylie, SC

### PROPERTY HIGHLIGHTS

- Price recently reduced by \$30,000
- Free-standing +/- 3,500 SF office/warehouse
- Fronts on Charlotte Hwy. in Lake Wylie SC
- Sits on +/-1.3 acres
- Office area is approx. 1,215 SF & small warehouse is approx. 2,300 SF
- 18 x 12 drive in/dock door
- Traffic Count 2022 Est. AADT 21500

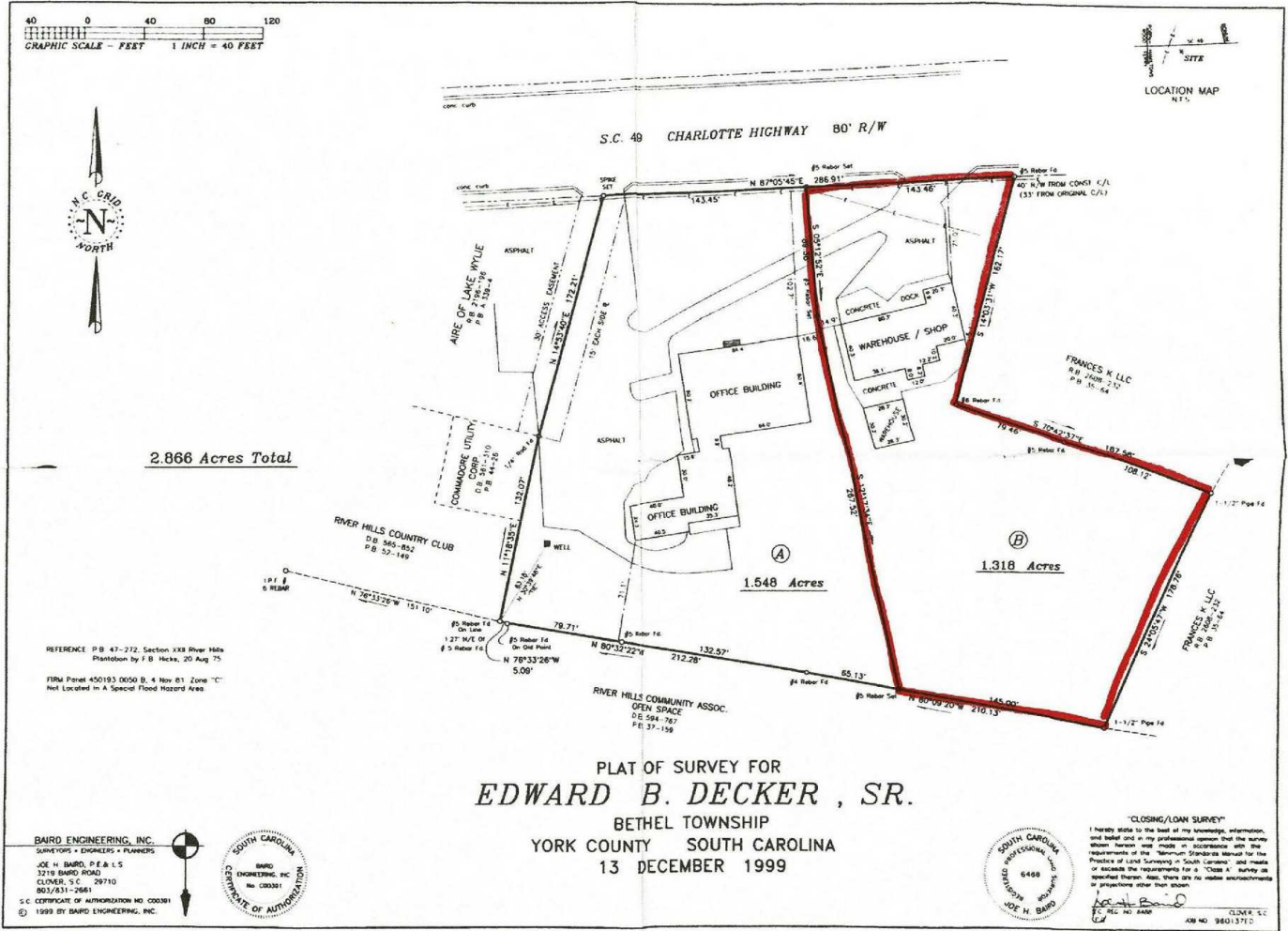
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## ADDITIONAL PHOTOS



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# SITE PLANS



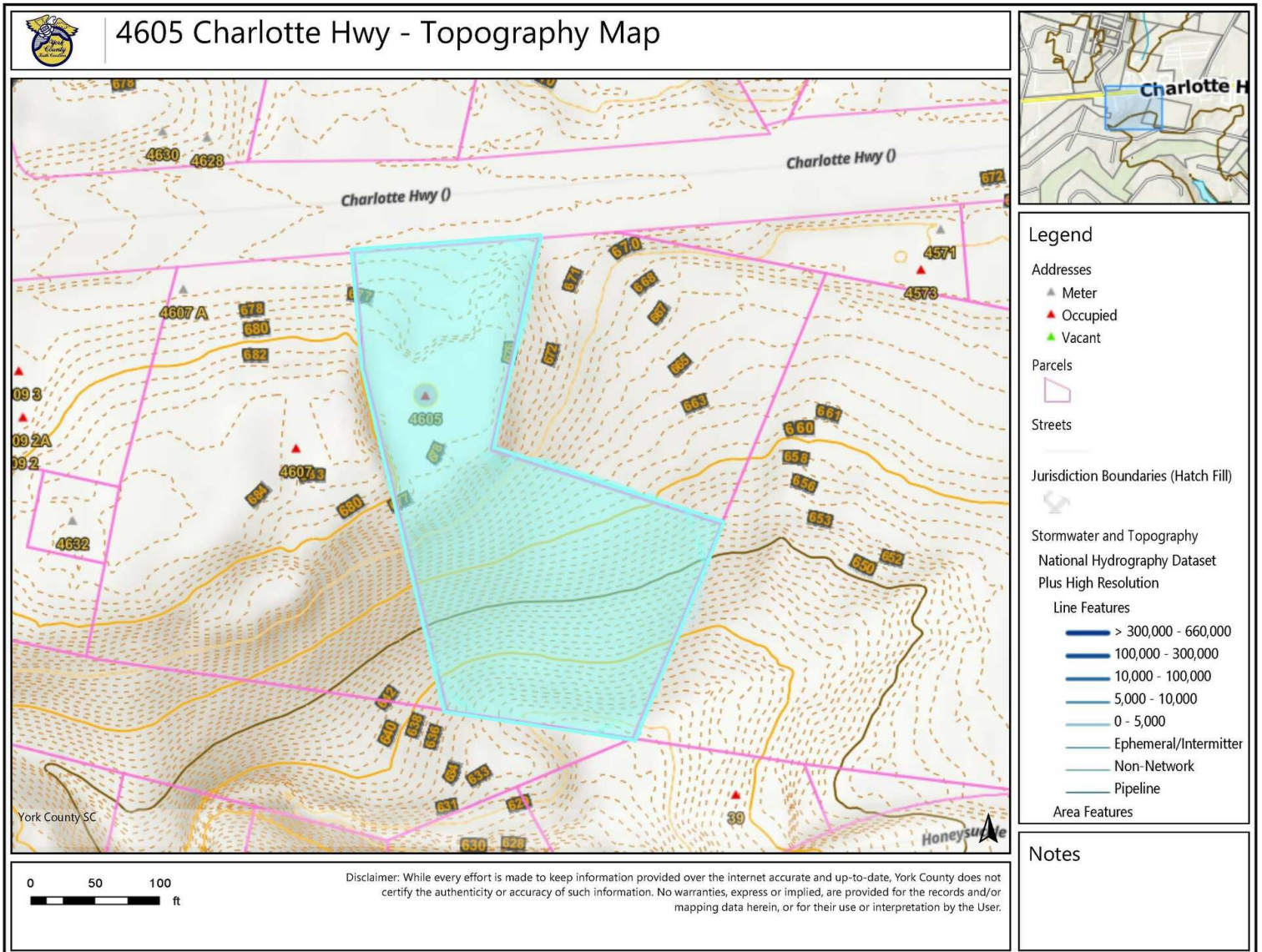
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# RETAILER MAP



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# TOPO MAP - GIS YORK COUNTY



### Notes

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