



FOR SALE

±5,000 SF MULTI-TENANT OFFICE BUILDING - 100 % OCCUPIED

501 W Butler Rd
Mauldin, SC 29662



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

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864.704.1040
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PRICING/RATE:

\$1,100,500

- Stabilized Asset
- Attractive small-office investment in a supply-constrained submarket
- Favorable location along a well-traveled commercial corridor
- Consistently maintained with no known deferred maintenance

LOCATION

Well-positioned office asset ideal for owner-users or investors seeking stable office demand in the Greenville Market



LOCAL DEVELOPMENT

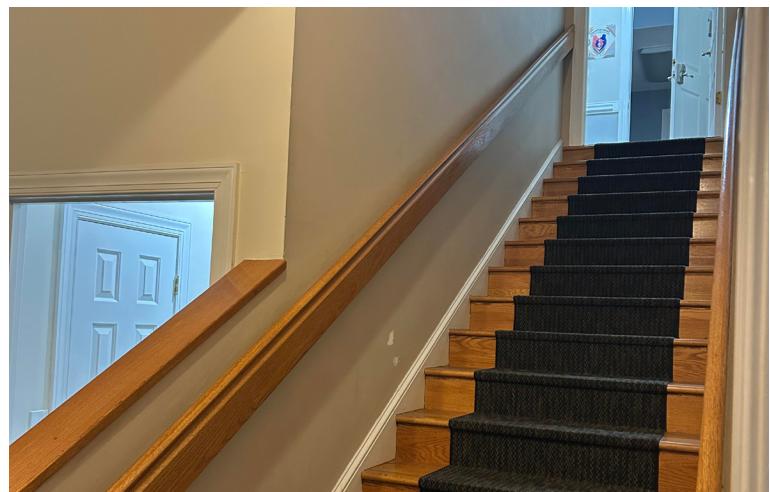
Located within a growing commercial corridor, surrounded by established businesses, residential neighborhoods, and ongoing area development

SIGNAGE

This property has its own private programmable electronic road signage

PROPERTY OVERVIEW & PHOTOS

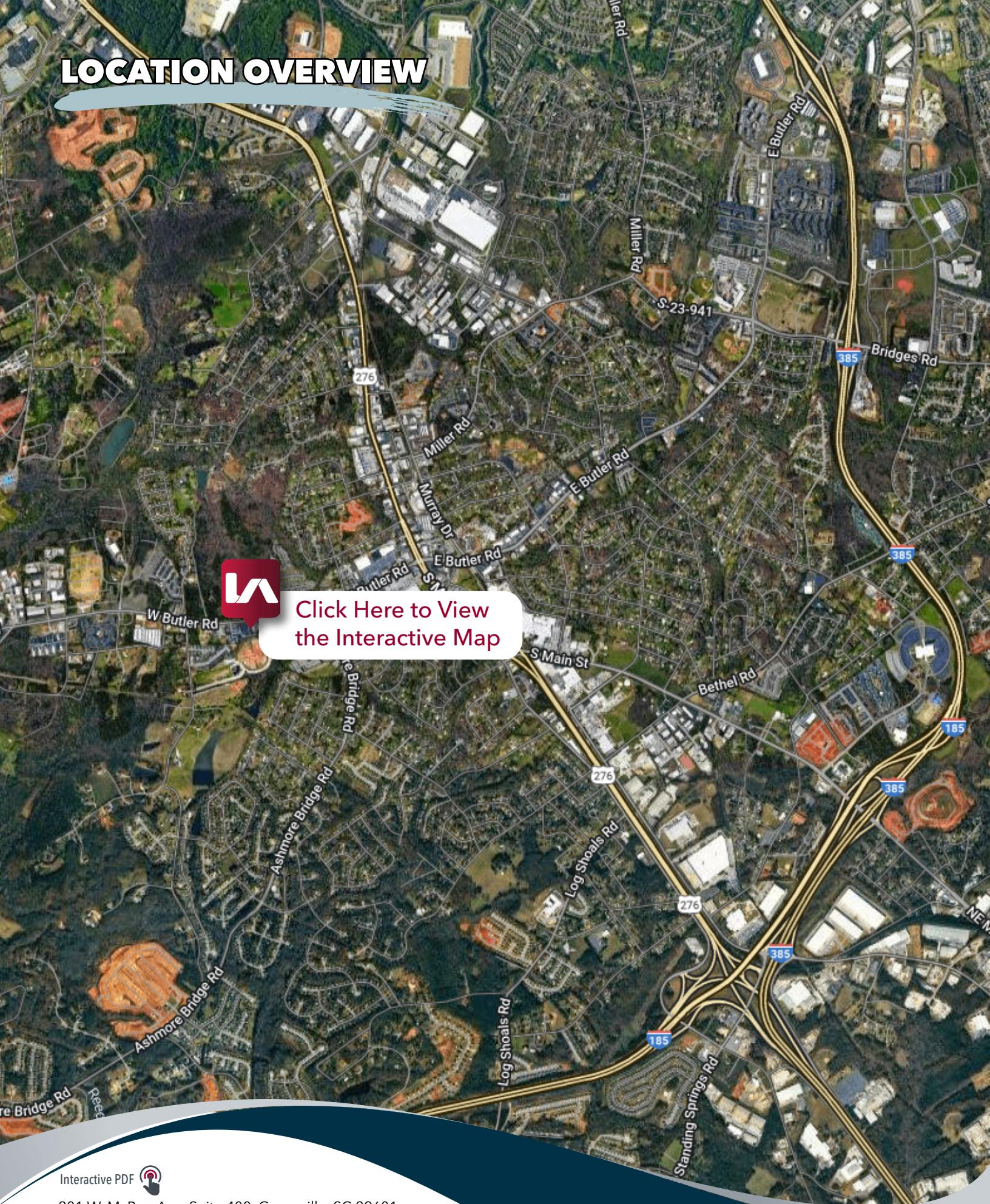
PROPERTY NAME	501 W Butler Rd
TYPE	Office
TOTAL BUILDING SF	±5,000 SF
TAX MAP #	M007030101306
COUNTY	Greenville
CITY LIMITS	Mauldin
ZONING	C-2
YEAR BUILT	1993
CONSTRUCTION TYPE	Masonry
PARKING	Shared
UTILITIES	All



LOCATION OVERVIEW



Click Here to View
the Interactive Map



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201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
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TENANTS OVERVIEW



Tenants at 501 W Butler Rd

Kiser Therapy

360 Clean

Burke's Counseling

River Direct Primary Care

New Therapy Prospectives

Live Life Captured Photography

Personalized Home Care Services

W Butler Rd

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LEARN MORE
CALL TODAY



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