



Income Property (Multi-Tenant Office / Warehouse Building) For Sale

9 Hunter Road

Hilton Head Island, South Carolina 29926

Property Highlights

- Great opportunity to purchase a multi-tenant flex building on the north end of the island.
- There are currently three tenants in the building though there is flexibility to create 4-6 Tenant Suites depending on future tenant's needs with ample parking.
- Contact Broker for Lease additional Information - baker@naicarolinacharter.com.

Offering Summary

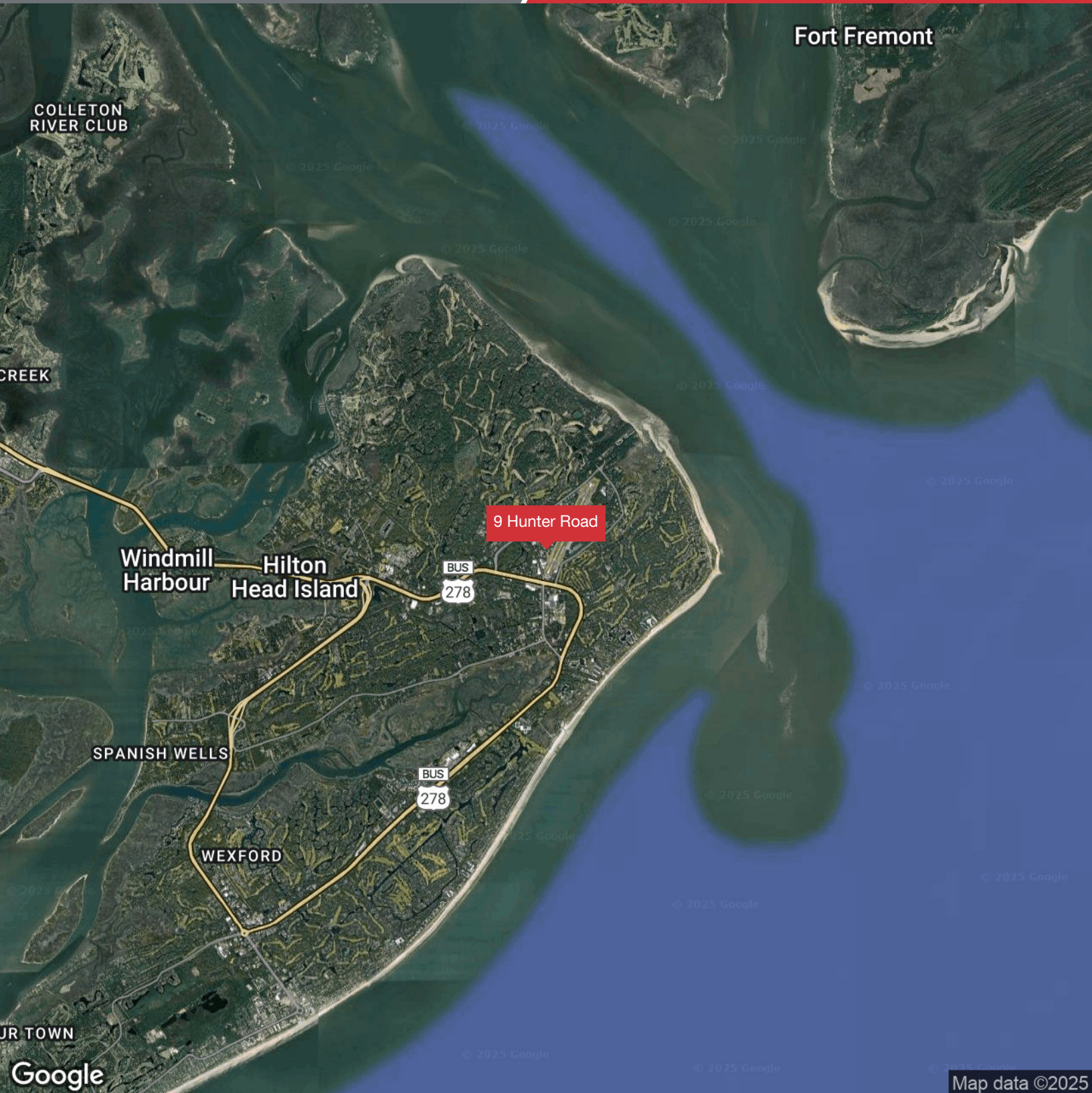
Sale Price:	\$2,200,000
Building Size (not incl. 2nd floor):	+/- 10,000 SF
Gross Rental Income:	\$188,786.00
Lease Type:	NNN Leases
Property Type:	Office / Warehouse
Lot Size:	1.0 Acre
Year Built:	1989
Major Renovation for Suites A, B and C:	2020
Roof Replacement:	2024
Zoning:	Light Industrial

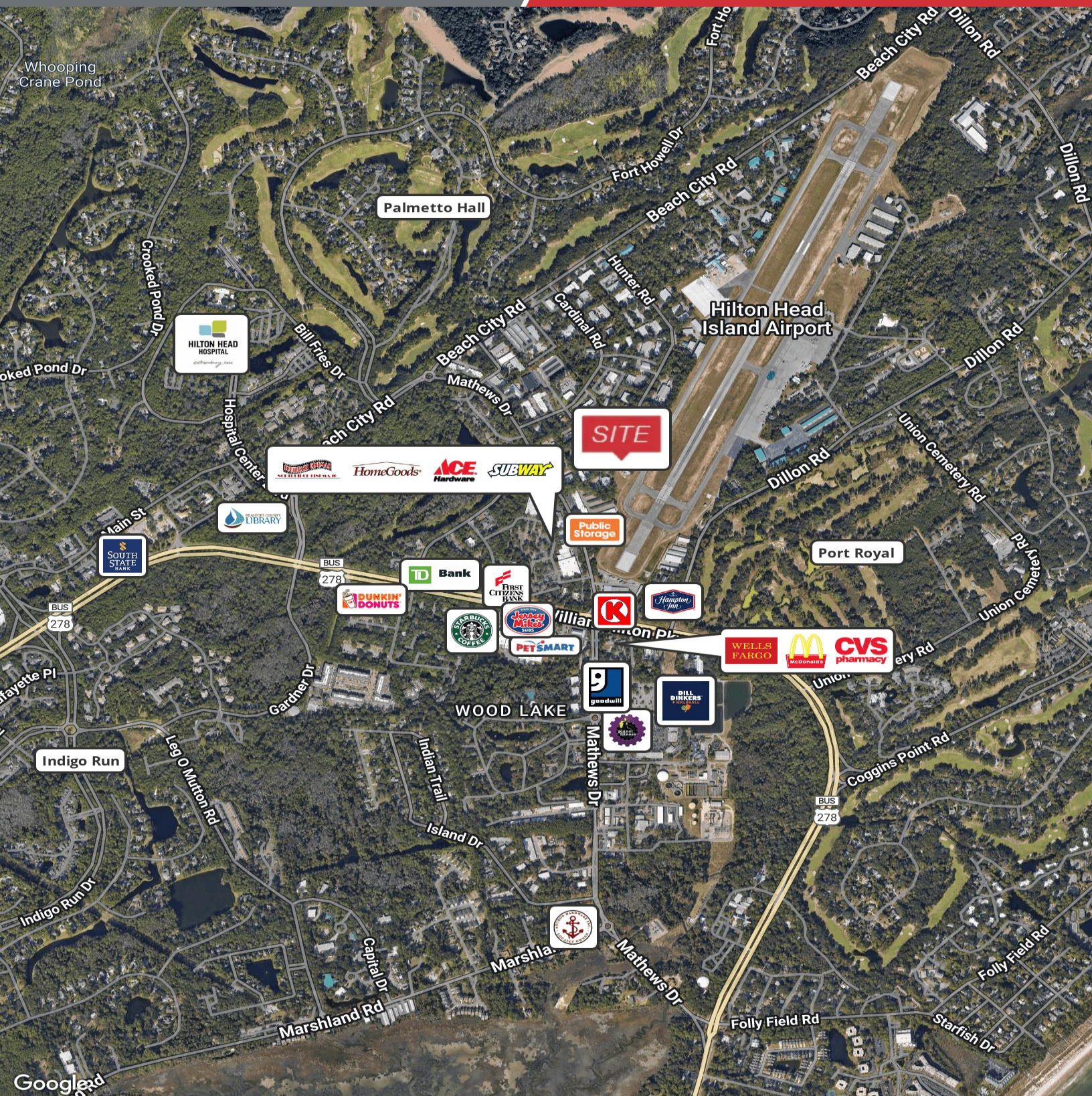
For More Information

Baker Wilkins

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