



**13,600 SF PRIME WADE HAMPTON
RETAIL/FLEX SPACE - MULTI-UNIT
OPPORTUNITY**

KYLE SIZEMORE
KYLE.SIZEMORE@EXPREALTY.COM
(828) 421-4232



14629 E WADE HAMPTON BLVD GREER, SC 29651

- OFFERED AT \$1,600,000
- PRIME WADE HAMPTON FRONTAGE WITH 34,700-47,000 VPD
- 13,600 SF FREESTANDING BUILDING
- APPROX. 6,300 SF UPSTAIRS WITH TWO LARGE OPEN ROOMS AND MULTI-STALL RESTROOMS
- 7,000+ SF DOWNSTAIRS WITH TWO BAY DOORS AND A HYDRAULIC CAR LIFT
- NEWER ROOF AND UPDATED MECHANICAL SYSTEMS
- CORNER LOT WITH EXCELLENT EXPOSURE AND MONUMENT SIGNAGE
- C-3 ZONING SUPPORTING A WIDE RANGE OF COMMERCIAL USES
- FLEXIBLE OWNER-USER OR MULTI-TENANT OPPORTUNITY

PERFECT FOR:

**GYMNASICS, RETAIL SHOWROOM, HEALTH
SERVICES, STRENGTH TRAINING, TRADES SALES
AND STORAGE, AUTOMOTIVE AND MORE!**



FLOORPLAN



TOTAL: 13036 sq. ft

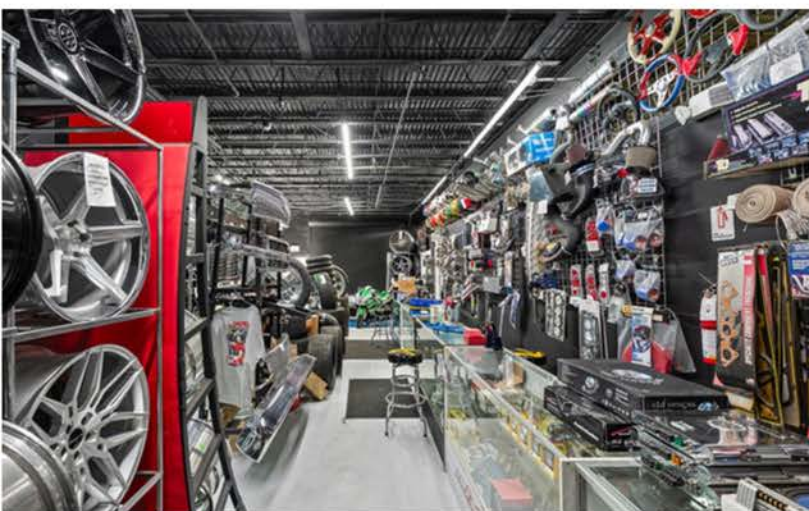
BELOW GRADE: 41 sq. ft, 1st floor: 401 sq. ft

EXCLUDED AREAS: WORKSHOP: 6406 sq. ft, STORAGE: 347 sq. ft, HALL: 81 sq. ft,
UTILITY: 43 sq. ft, ROOM: 5290 sq. ft, UNDEFINED: 80 sq. ft,
WALLS: 347 sq. ft

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LISTED EXCLUSIVELY BY:

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SIZEMORE STRATEGIES