



FOR SALE

**2,400 SF WAREHOUSE BUILT IN 2021
TWO BEDROOM AND 2 BATHROOM APARTMENT BUILT IN 2023
ADDITIONAL LAND FOR EXPANSION AND OTHER USES**

THE PROPERTY



Located at 302 McPhersonville Rd, Yemassee, SC 29945, this 2.663-acre property offers a unique blend of 1.470 acres of highland and 1.193 acres of wetlands, surrounded by picturesque marsh and a serene creek. A walkway leads to a private dock on deep water, making this an ideal setting for both work and relaxation.

The site features a 2,400 sq. ft. warehouse (built in 2021) and a 2-bedroom, 2-bathroom apartment (built in 2023), both in excellent condition. Additionally, the property includes excess highland acreage, allowing for future expansion or additional uses.

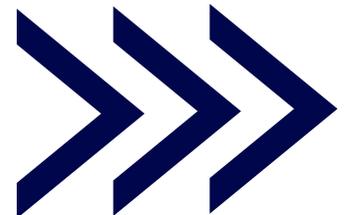
Strategically positioned on Highway 17, this property offers high visibility and easy access, with I-95 just minutes away. Whether for residential, commercial, or storage purposes, this versatile waterfront property presents a rare opportunity in a scenic Lowcountry setting.

Municipality: Town of Yemassee

Zoning Code: Office Commercial District (OCD)

County: Beaufort, SC

Asking Price: \$720,000.00



THE WAREHOUSE

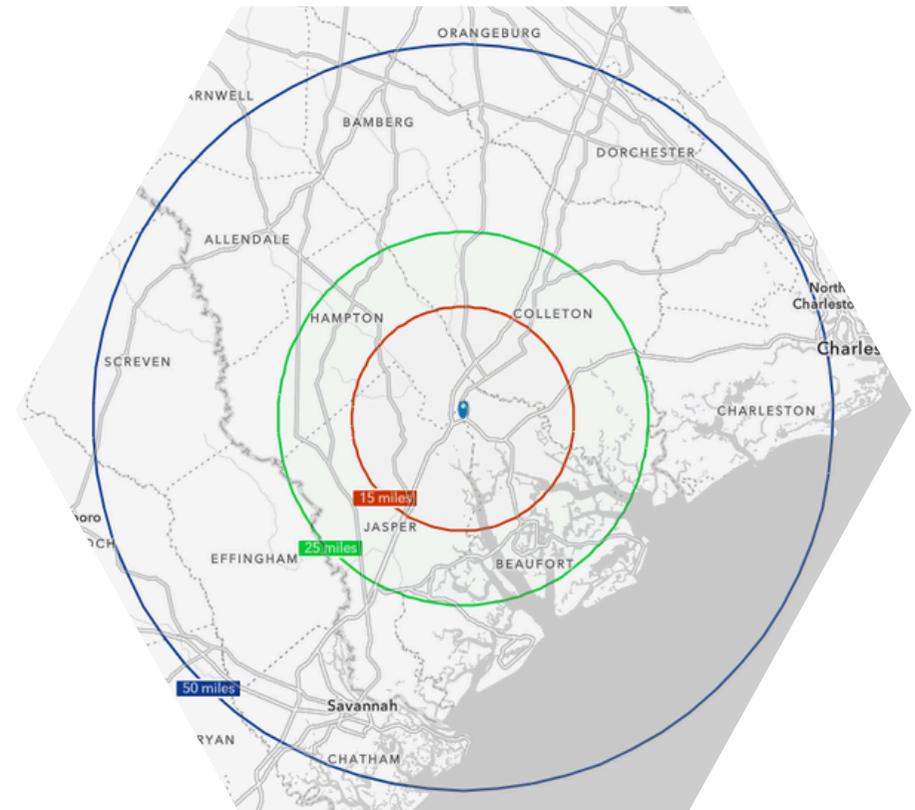


The ground-floor warehouse features three roll-up doors (12' w x 14' h, 10' w x 10' h, & 10' w x 8' h) and a single-phase electrical system with a 200-amp panel, making it ideal for a variety of industrial and commercial uses. This versatile space is perfect for contractors, small-scale manufacturing, assembly, storage, distribution, and related operations.

Inside, the warehouse includes one bathroom with a shower and a washer and dryer, adding convenience for those working on-site.

Its strategic central location provides convenient access to multiple towns within a 50-mile radius, enhancing service efficiency and logistics.

Additionally, the excess highland acreage offers ample space for outdoor storage or future expansion, adding even more flexibility to this prime property.





THE APARTMENT



Inside the warehouse, a beautifully designed 2-bedroom, 2-bathroom residential unit offers a perfect blend of comfort and functionality. The master bedroom features a spacious walk-in closet, while the open-concept living area boasts top-of-the-line Fulgor appliances, including a cooktop with a downdraft exhaust fan, double ovens, and a refrigerator.

Designed for relaxation and stunning marsh and tidal creek views, the home includes an elevated deck, accessible via a spiral staircase leading to the lower deck. Here, you'll find a hot tub, outdoor grill, and a concrete swimming pool, perfect for entertaining or unwinding.

For year-round comfort, the walls and ceiling are double insulated, ensuring energy efficiency and soundproofing. The property also features a private dock, offering direct access to deep water for boating, fishing, or simply enjoying the Lowcountry scenery.

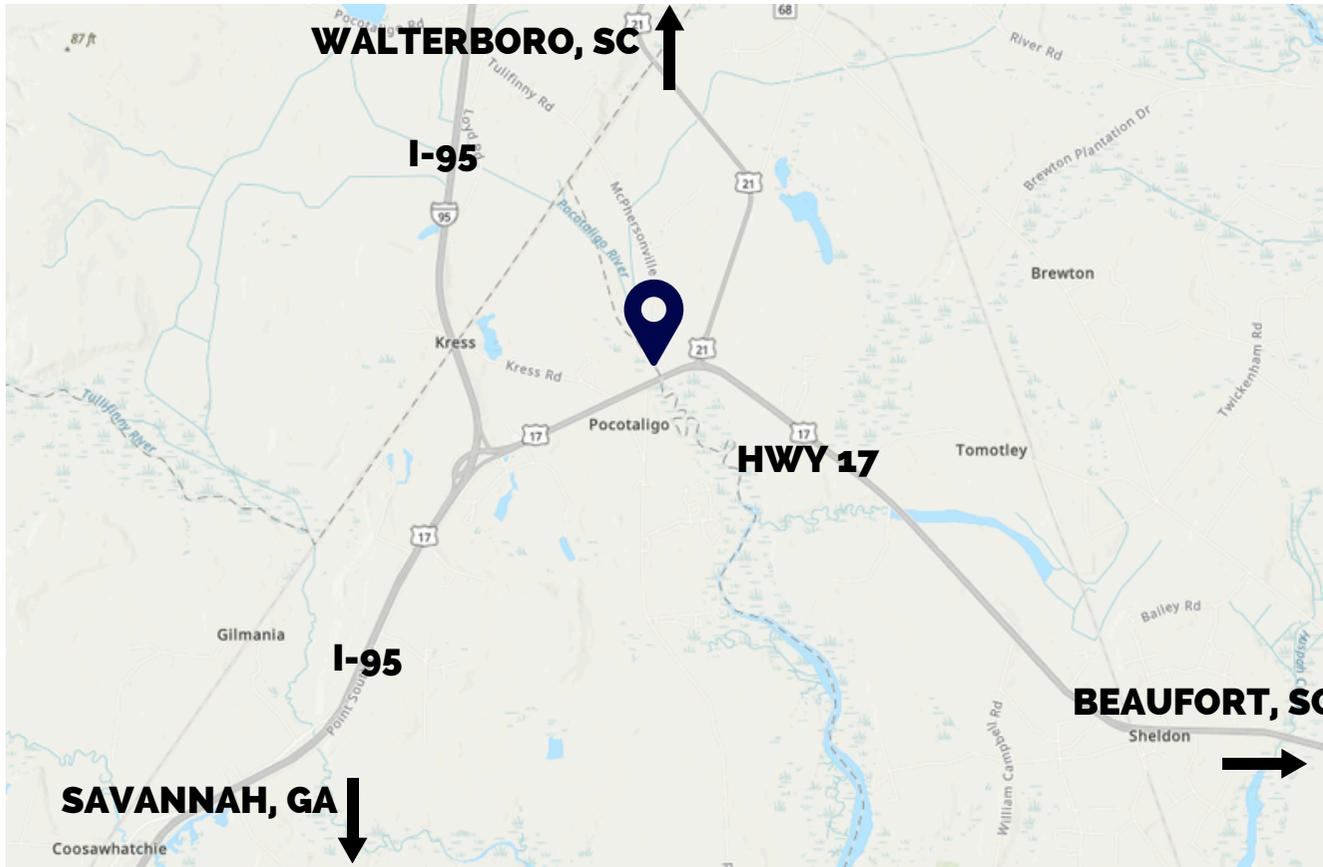
This unique living space combines industrial versatility with luxury waterfront living—truly a rare find!



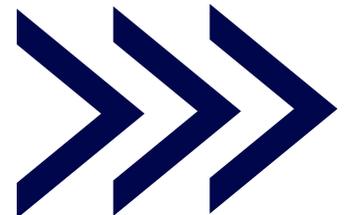


LOCATION

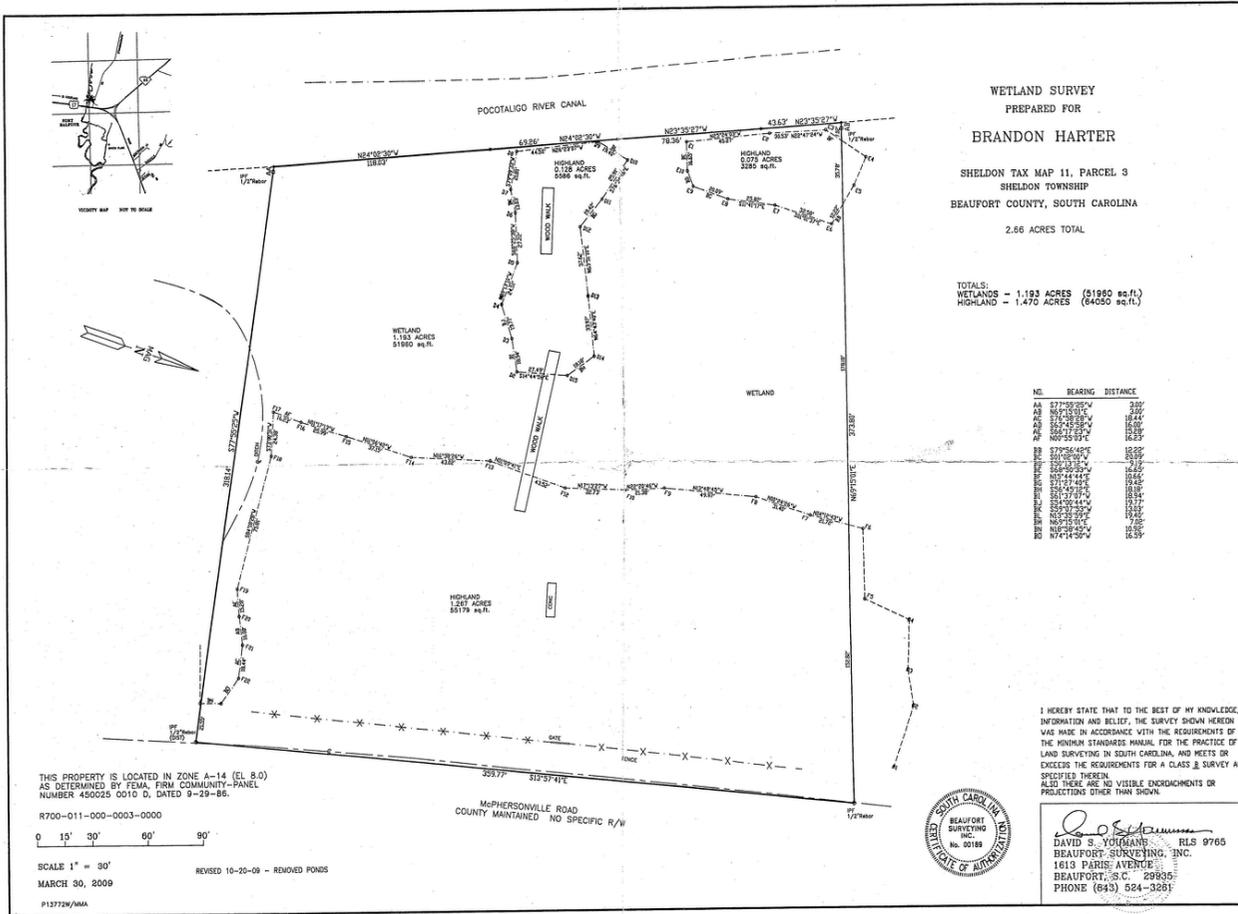
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commercial properties®



- 1.25 miles from US I-95 road.
- 10,582 vehicles per day.
- 22 miles to the City of Beaufort, SC.
- 25 miles to the City of Walterboro, SC.
- 45 miles to Savannah, GA.



SURVEY



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