



811 Sunset Blvd

811 Sunset Blvd, West Columbia, SC 29169



Davitte Richardson

Starkes Realty LLC

1817 Hampton St, Suite 1817, Columbia, SC 29201

davitte@starkesrealty.com

(803) 603-3865



811 Sunset Blvd

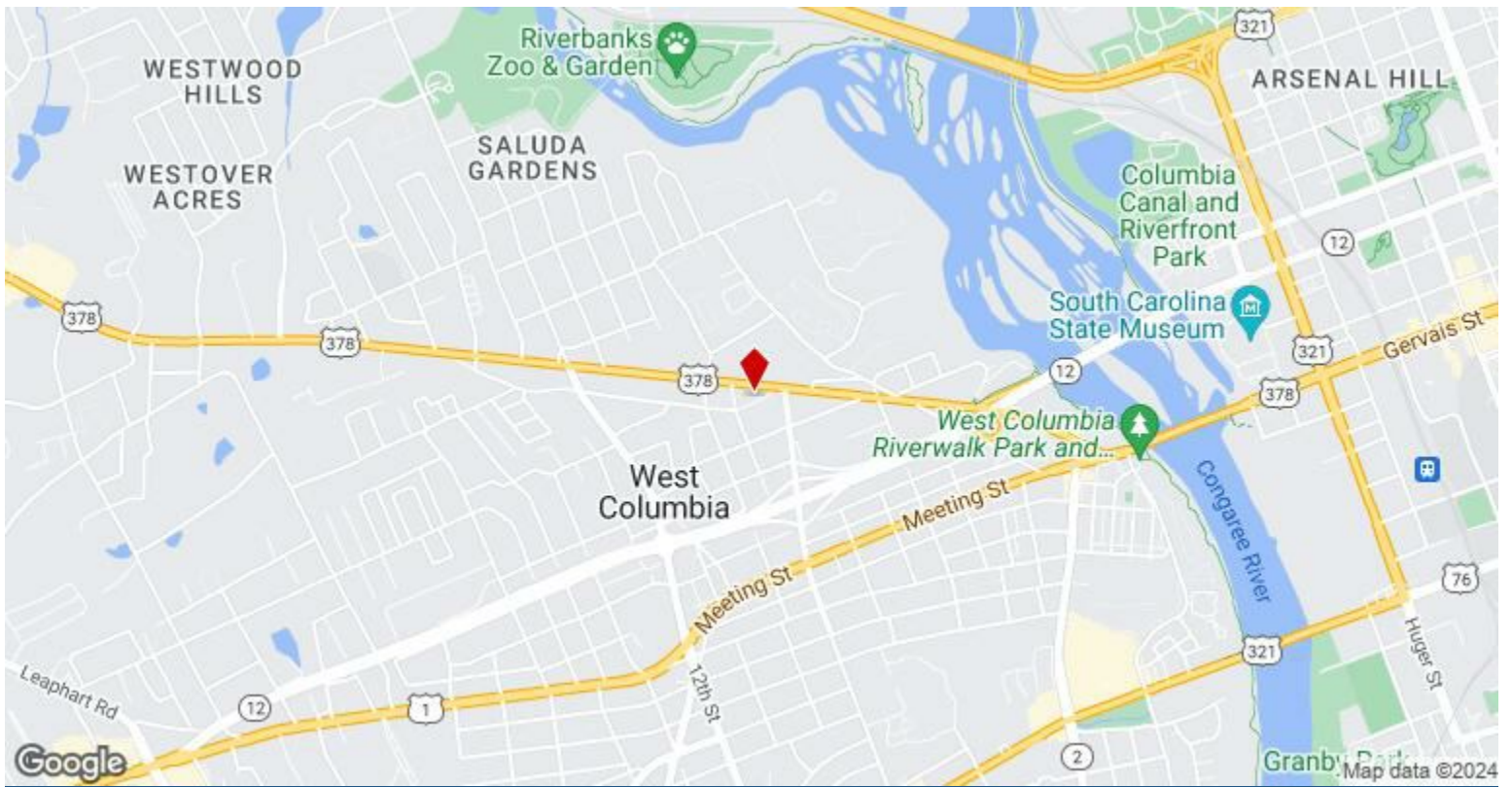
\$1,480,000

This building is currently utilized as a medical office, offering a turnkey opportunity for healthcare professionals. However, it holds versatile potential for a range of commercial uses, subject to commercial zoning regulations. The property is ideally suited for various business types, providing flexibility for prospective buyers to customize the space according to their specific needs. The office building is located in a prime location, conveniently located just 2.8 miles from Lexington Medical Center. 180' frontage Rd., high traffic & exceptional visibility. Established, well maintained, free-standing, 4307 SF with 21 parking spaces. Minutes from downtown Columbia/Vista. Building features 3 offices, 9 flex rooms, 3 exam rooms, kitchen/breakroom, receptionist area, waiting area, conference room, workshop, storage (inside & outside), mechanical & electrical rooms, 4 BA (3BA & 1BA equipped with a shower). Total of 18 rooms, security system, emergency & exit signs, 2 gas water heaters,...

- Located in a high visibility area on Sunset Boulevard with great daily traffic.
- Non-Conventional financing available.



Price:	\$1,480,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Owner User
Lot Size:	0.68 AC
Rentable Building Area:	4,307 SF
Rentable Building Area:	4,307 SF
No. Stories:	1
Year Built:	2007
Tenancy:	Single
Parking Ratio:	8.54/1,000 SF
Zoning Description:	LM
APN / Parcel ID:	004658-01-003
Walk Score ®:	46 (Car-Dependent)

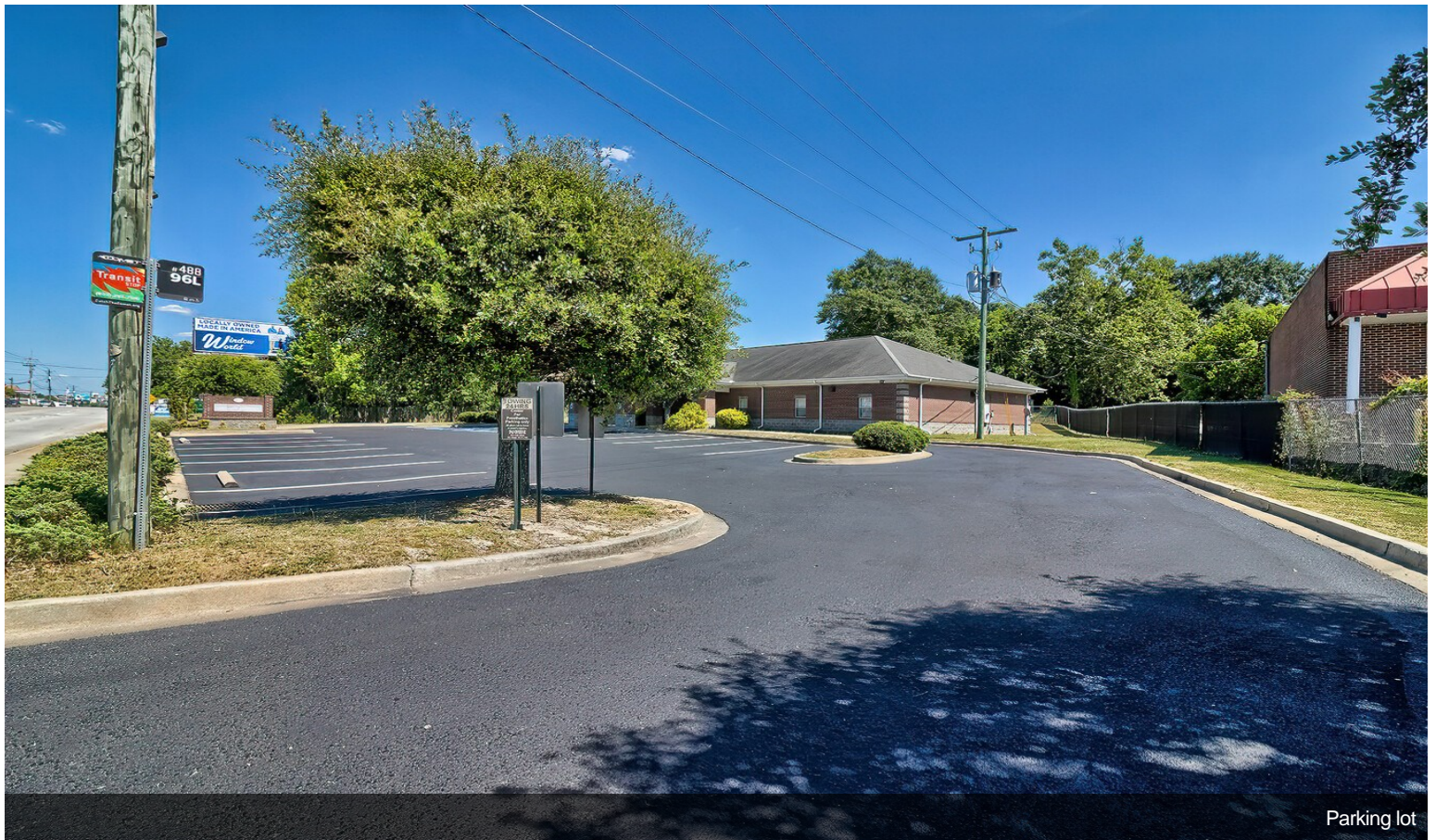


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Property Photos



Parking lot



Parking lot

Property Photos



Handicap parking



Front of building

Property Photos



Covered drive-through entrance



Covered Entrance

Property Photos



Front Door



Rear of building

Property Photos



Storage Units

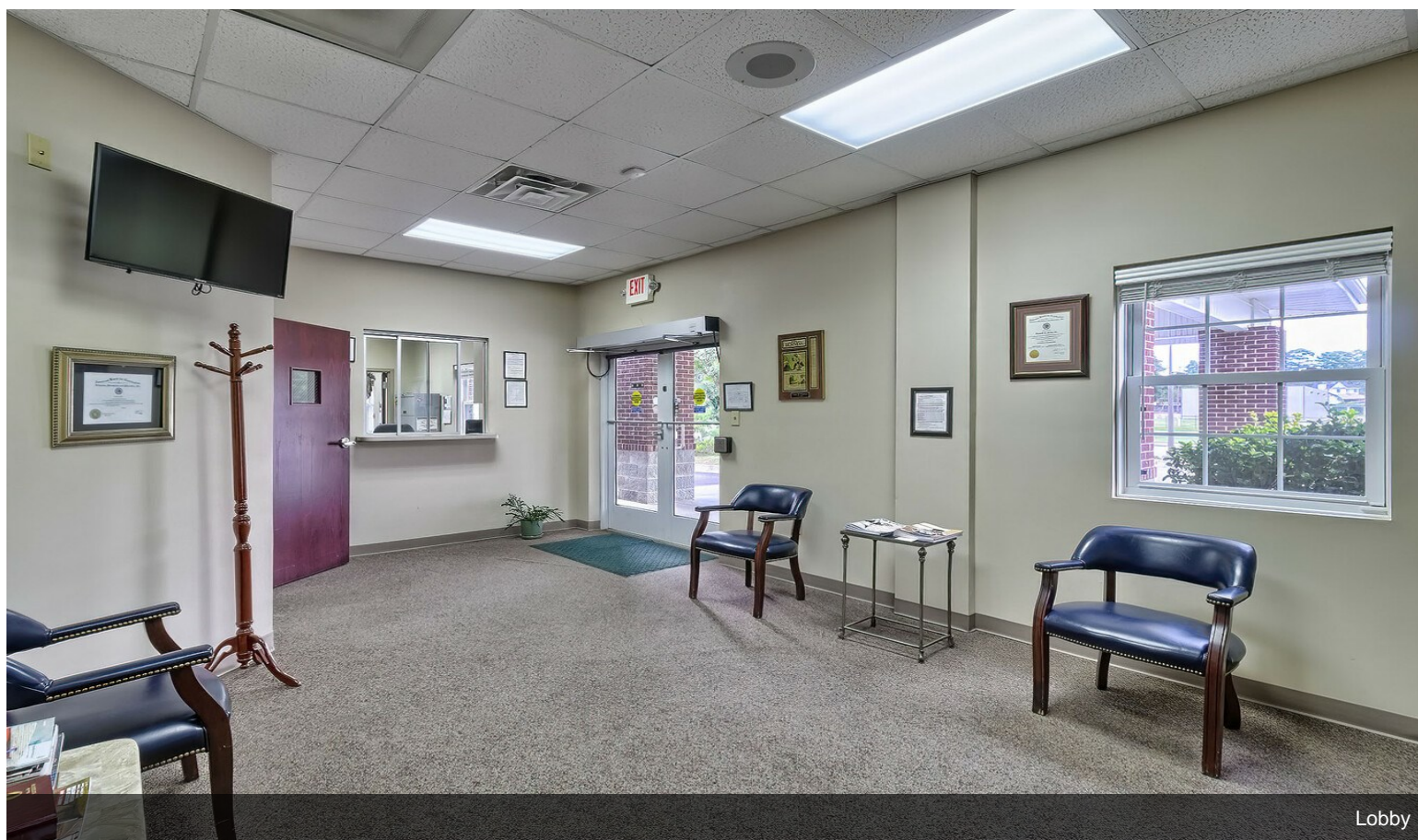


Front Entry

Property Photos

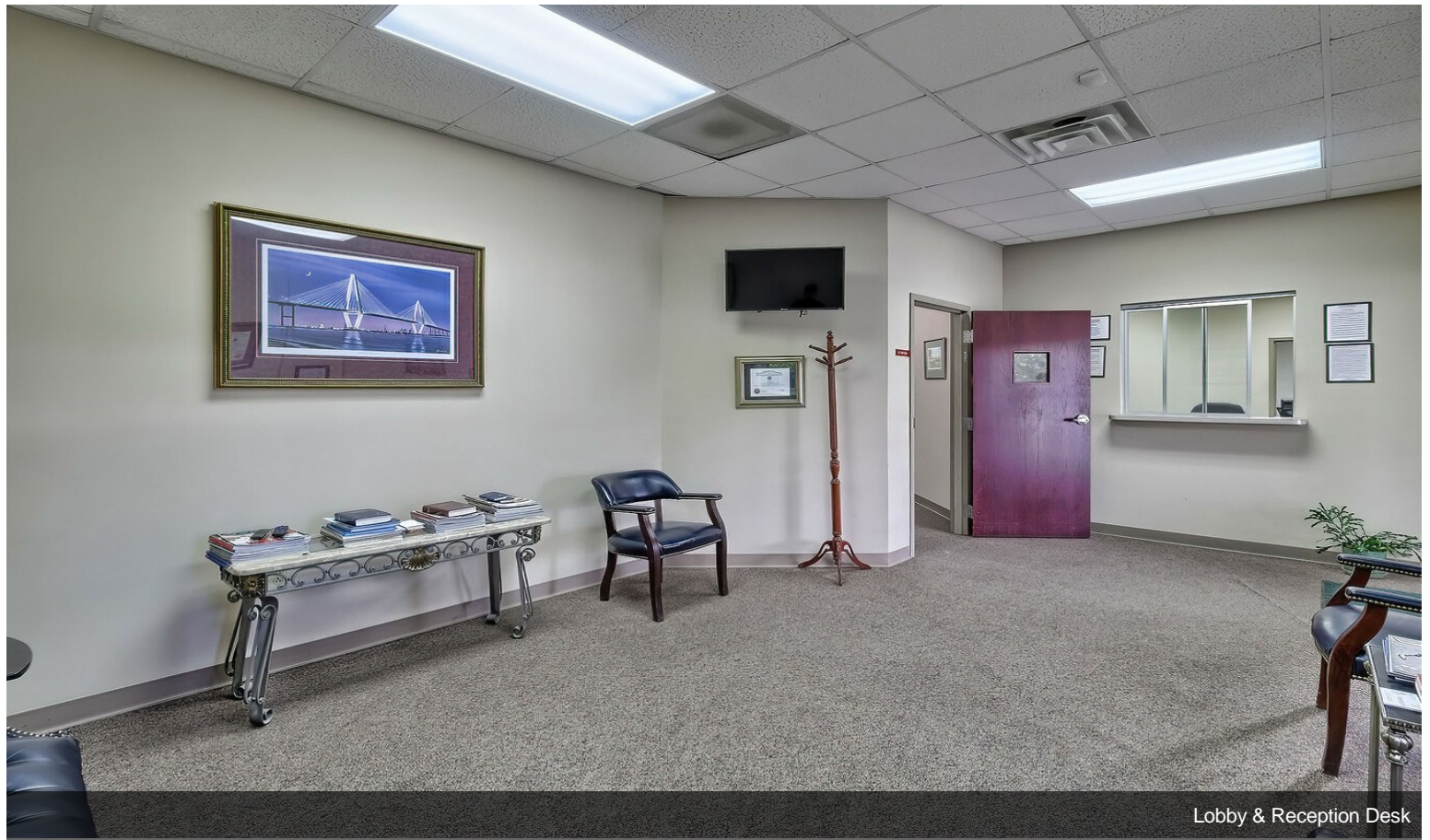


Office waiting area

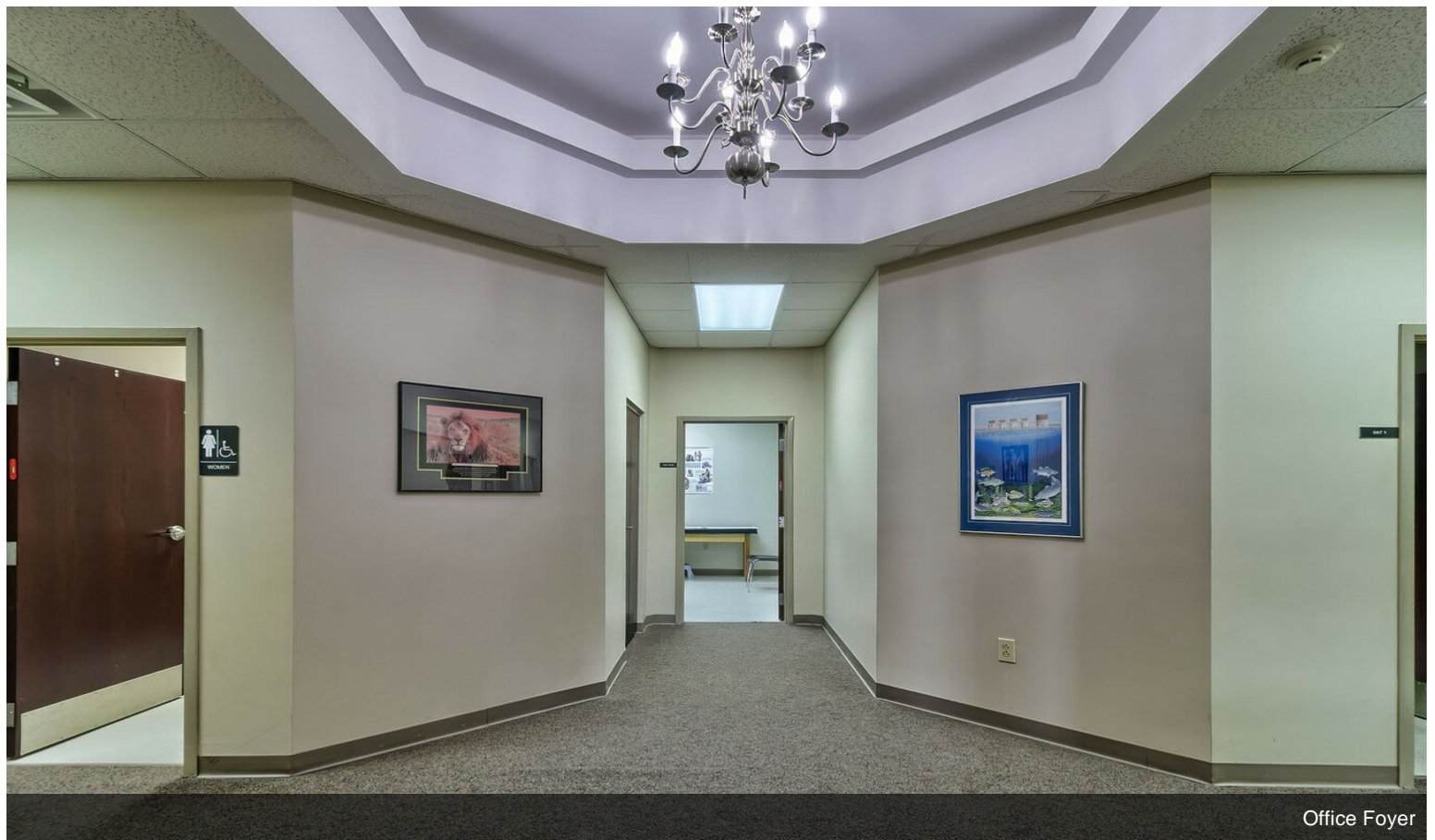


Lobby

Property Photos



Lobby & Reception Desk



Office Foyer

Property Photos

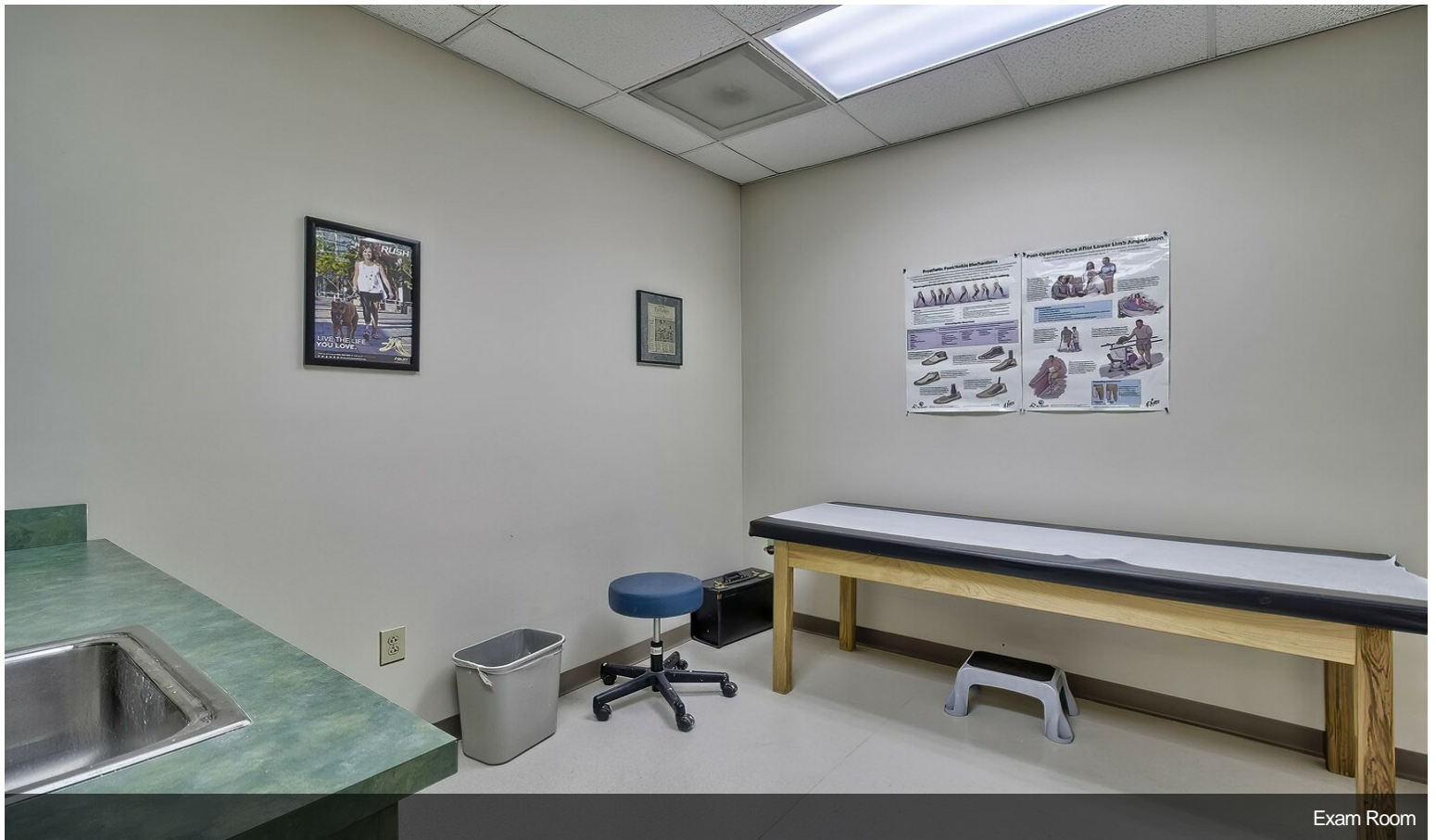


Hallway

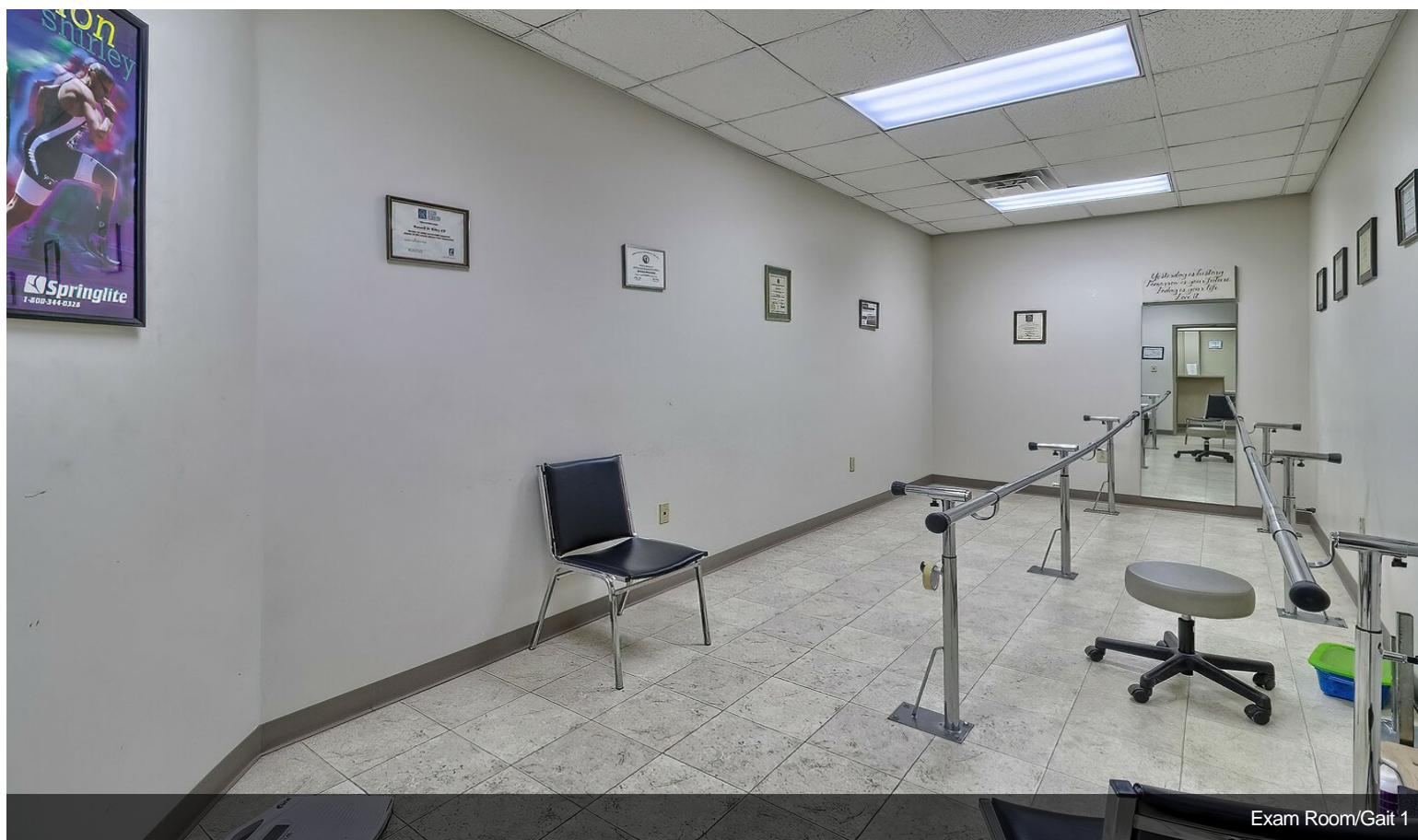


Restroom

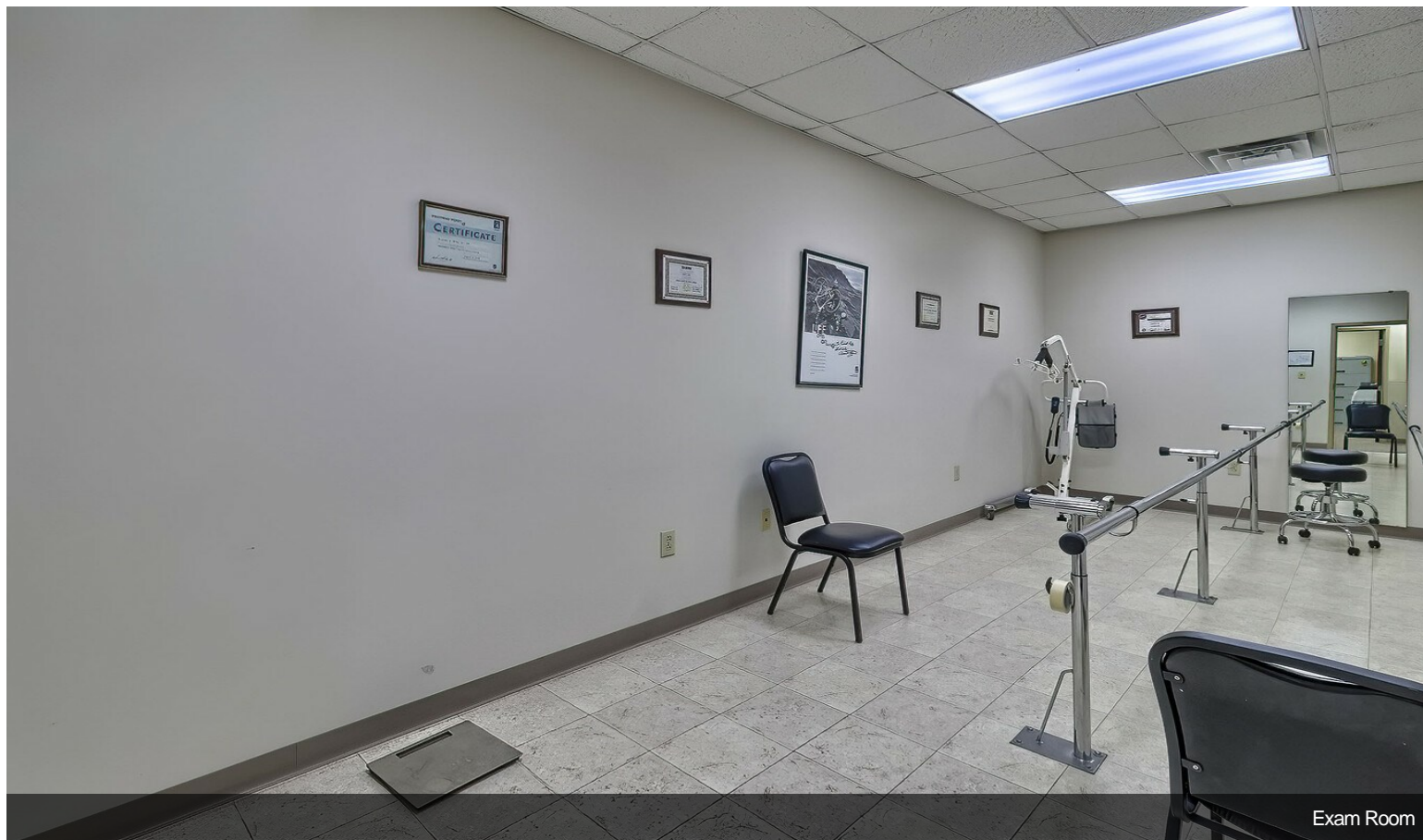
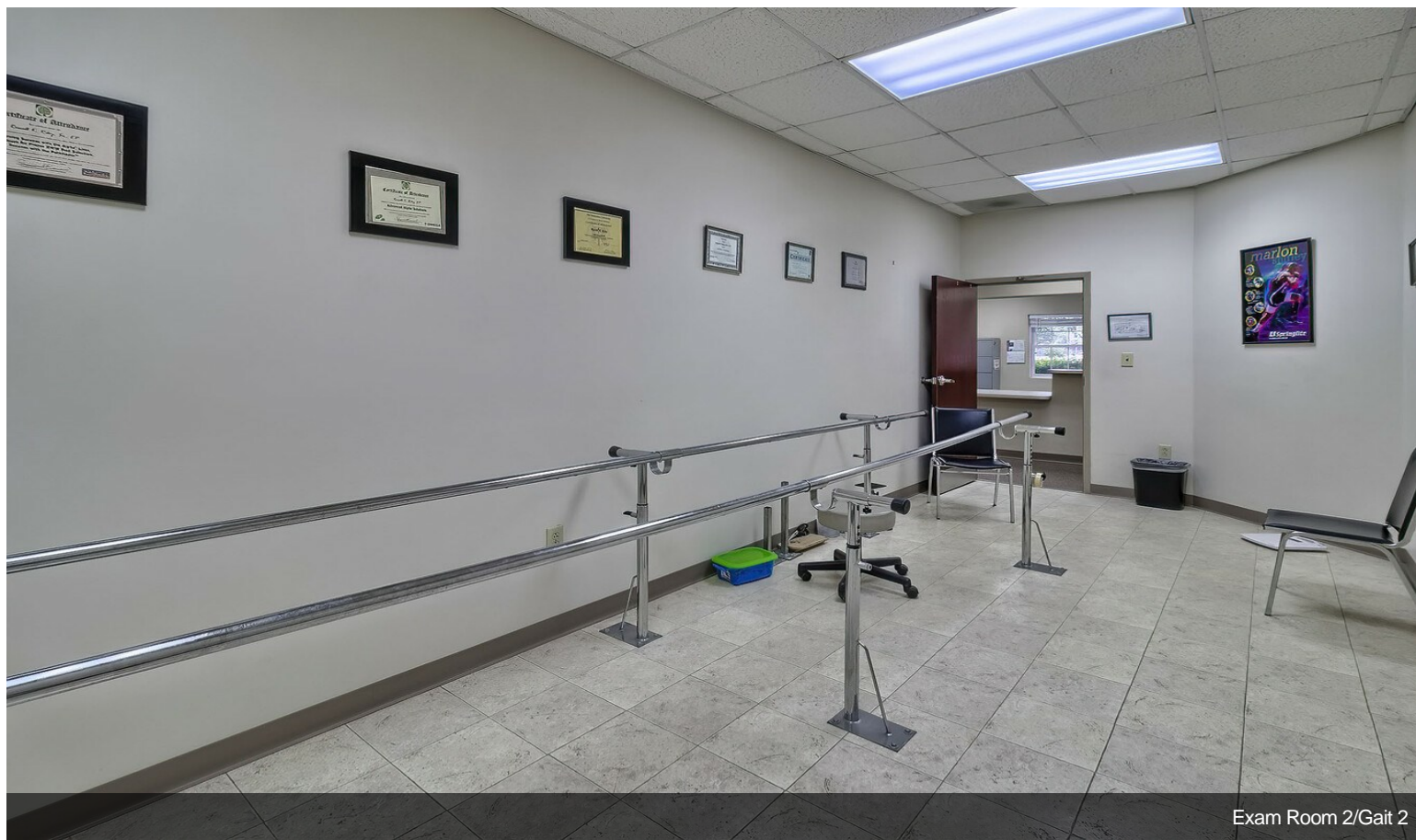
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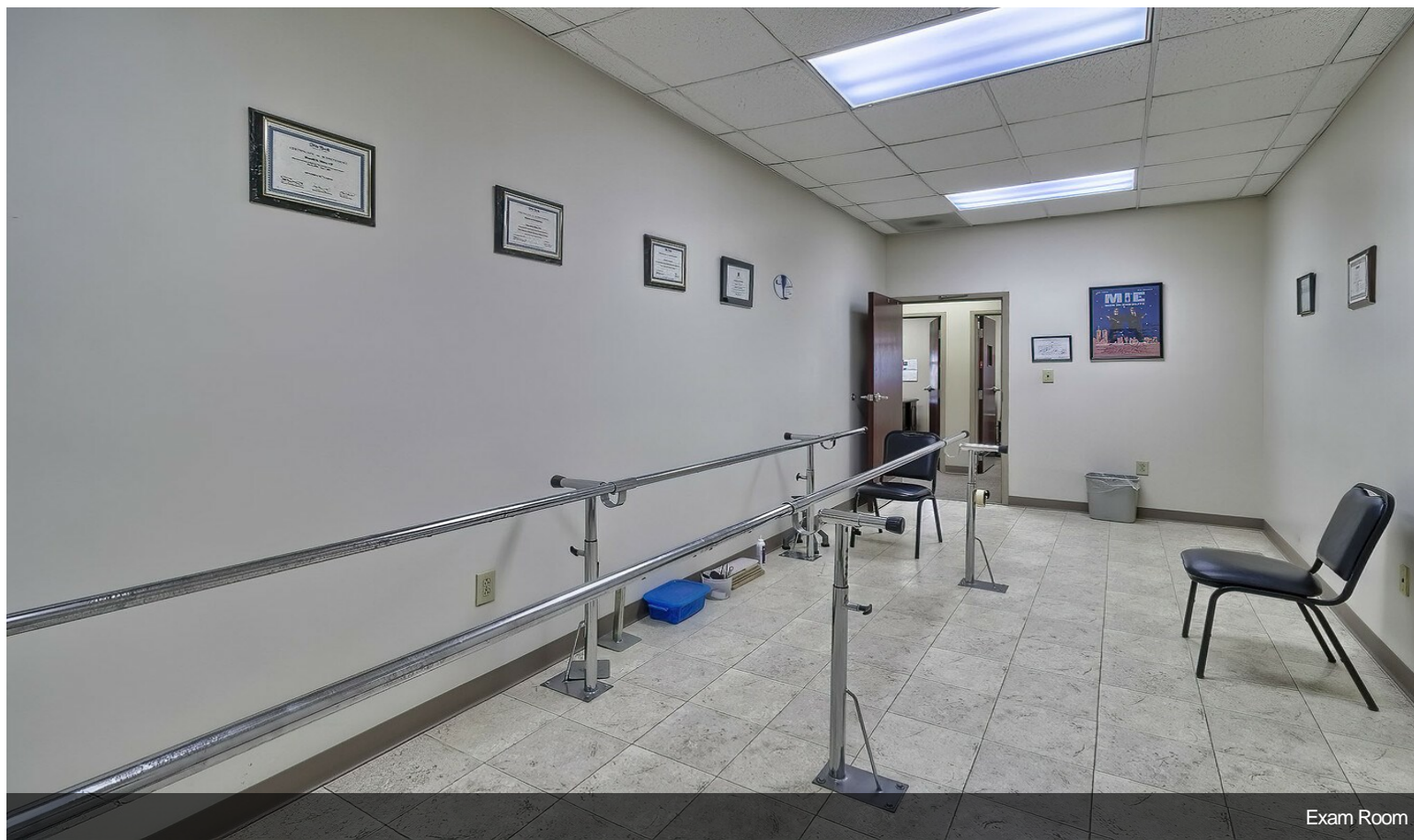
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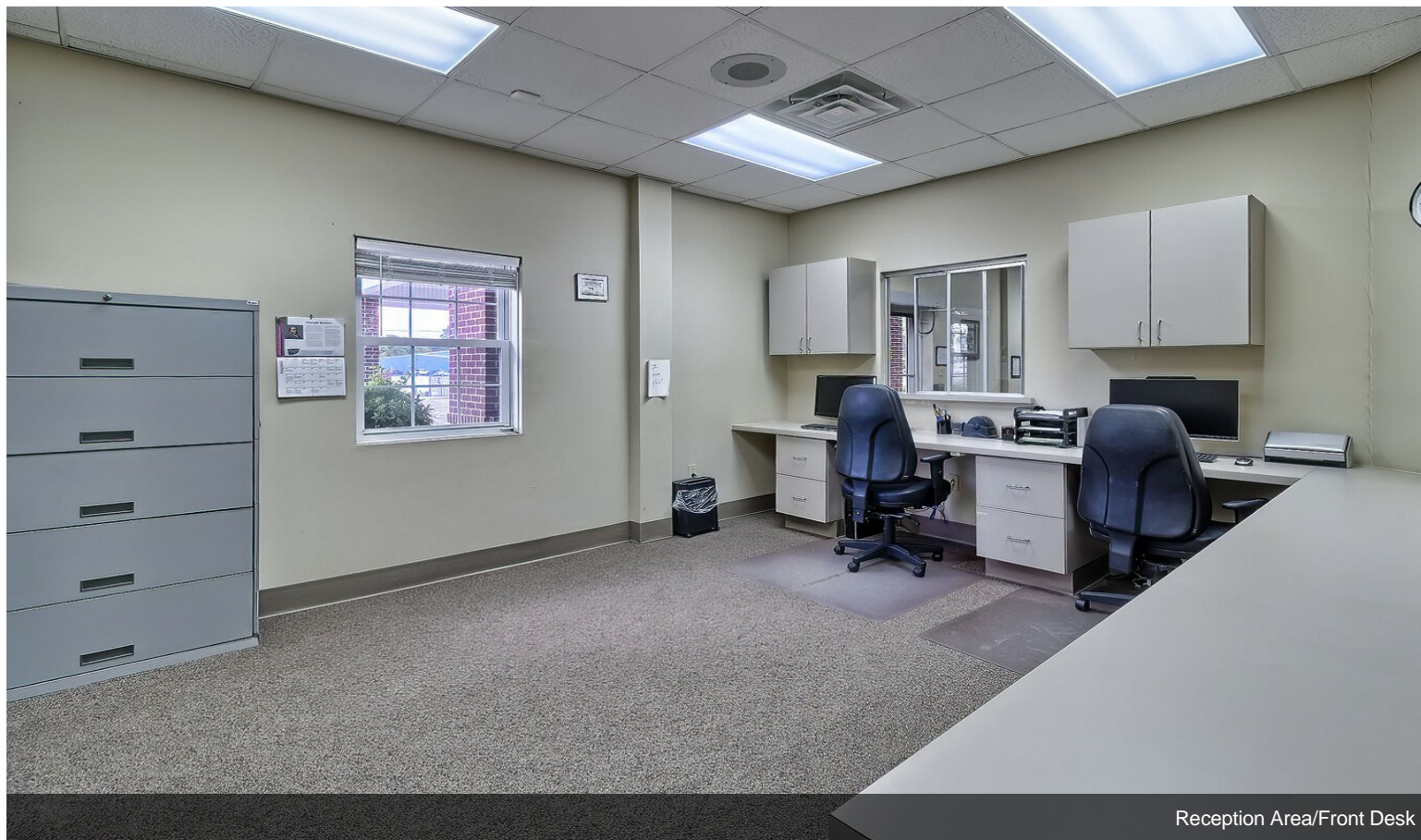
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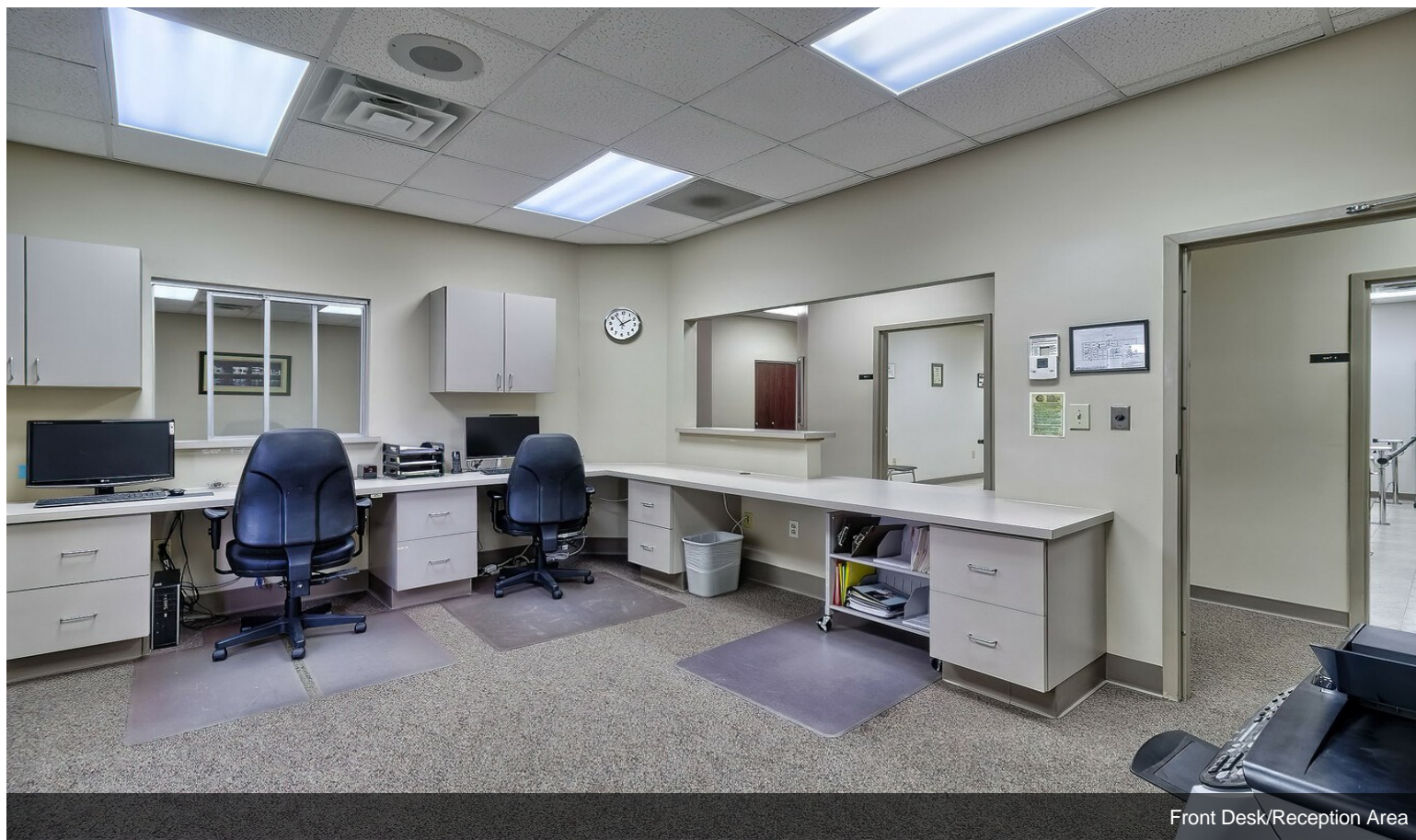


Exam Room

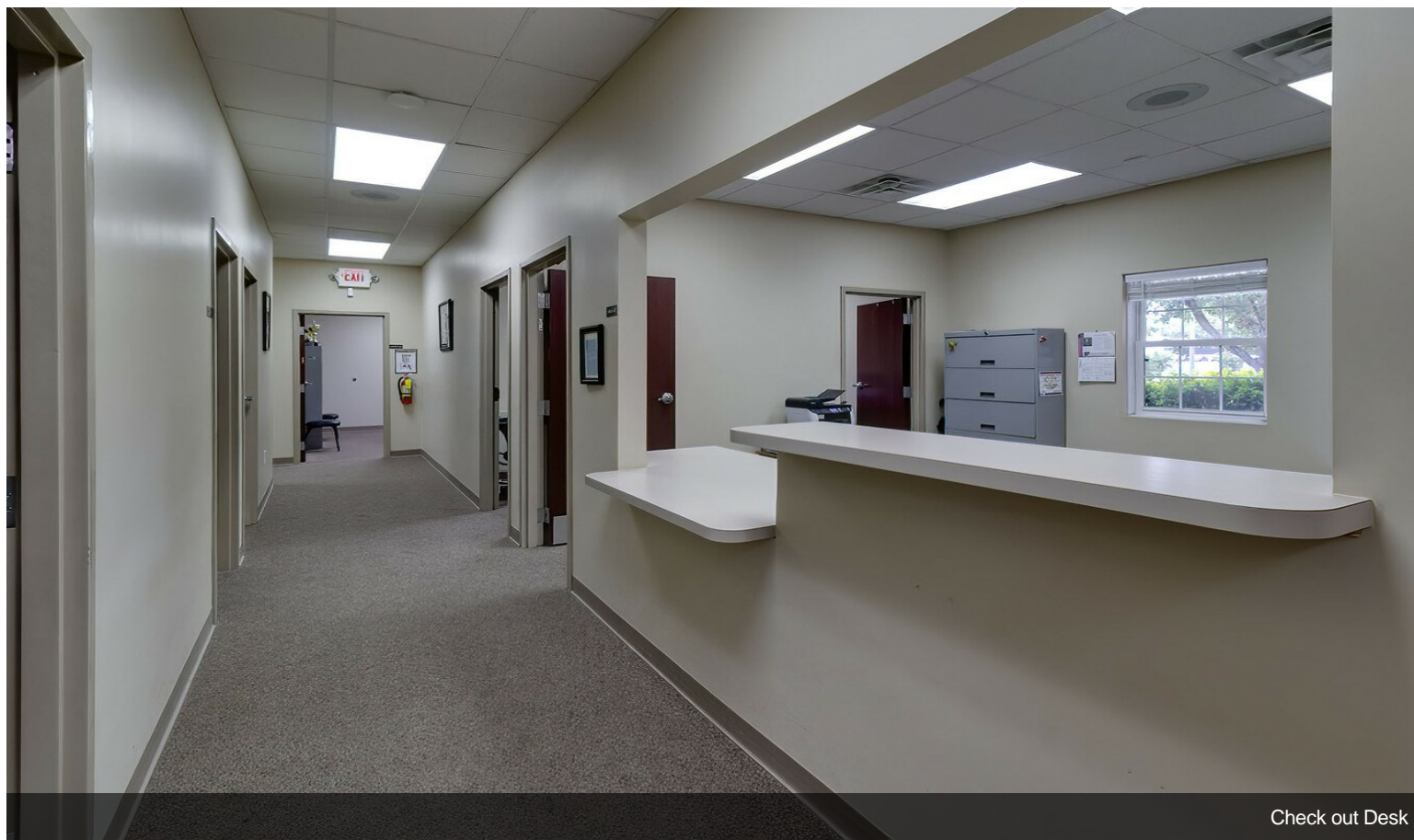


Reception Area/Front Desk

Property Photos



Property Photos



Check out Desk

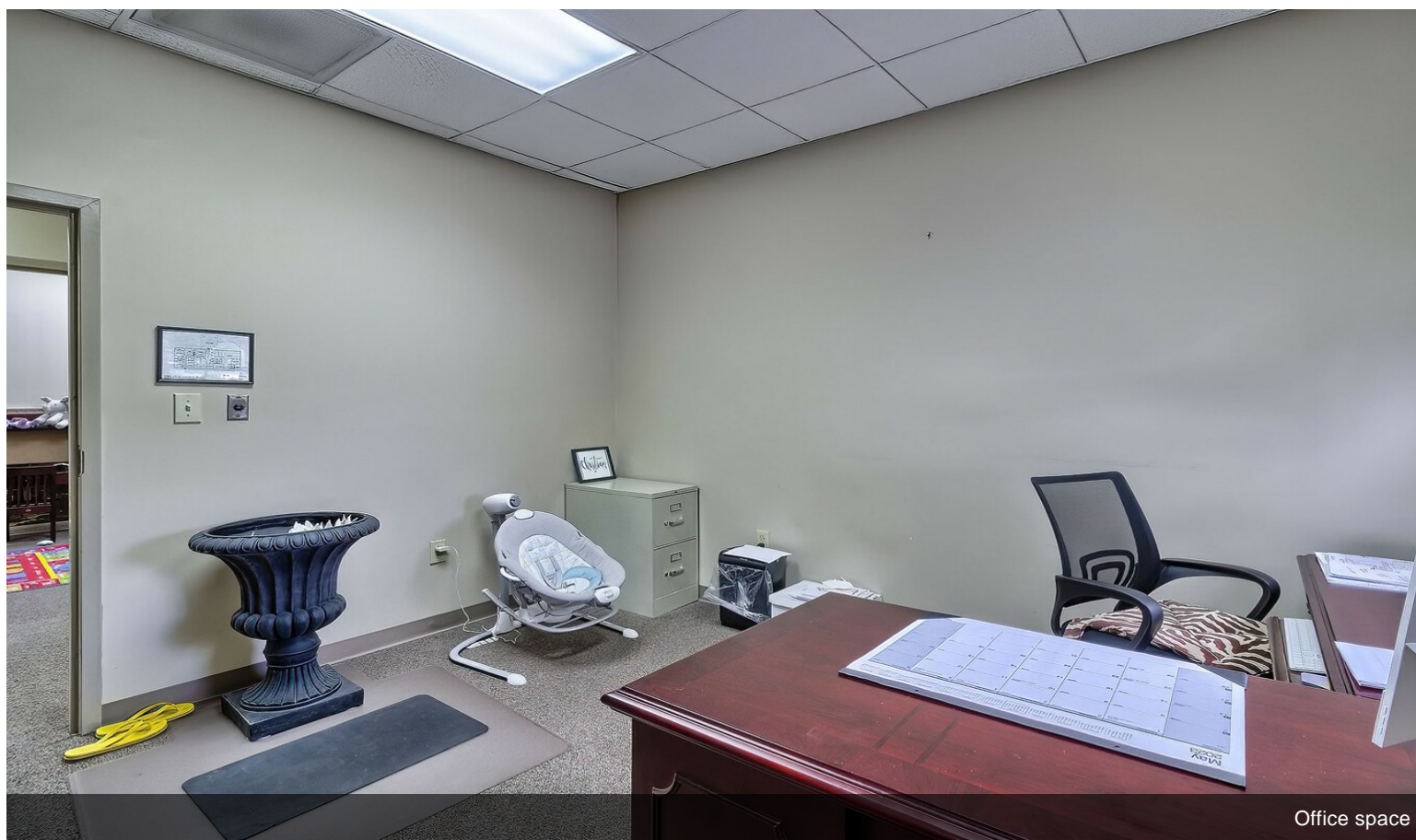


Office space

Property Photos



Office space



Office space

Property Photos



Meeting/Conference Room



Meeting/Conference Room

Property Photos

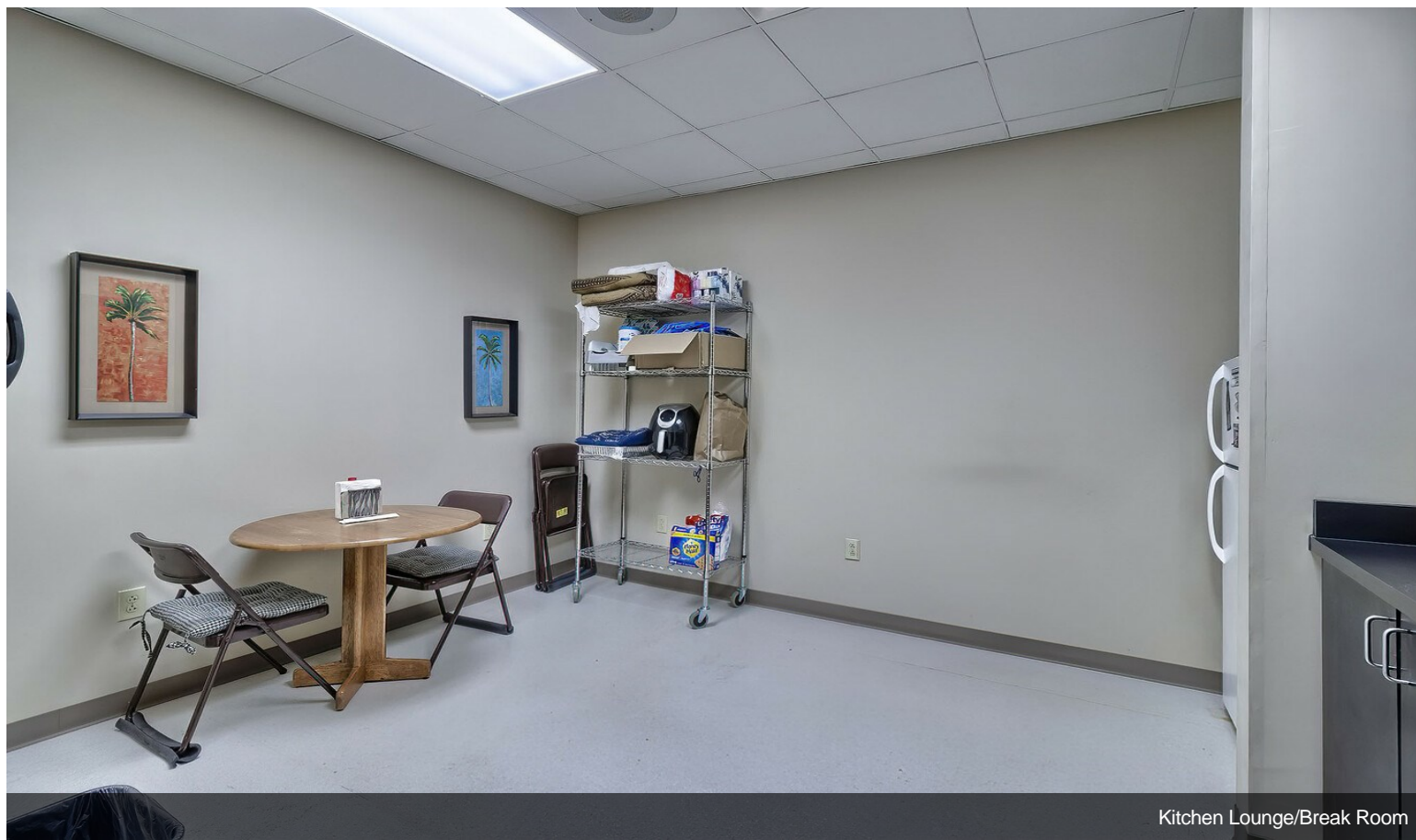


Meeting Room



Restroom

Property Photos

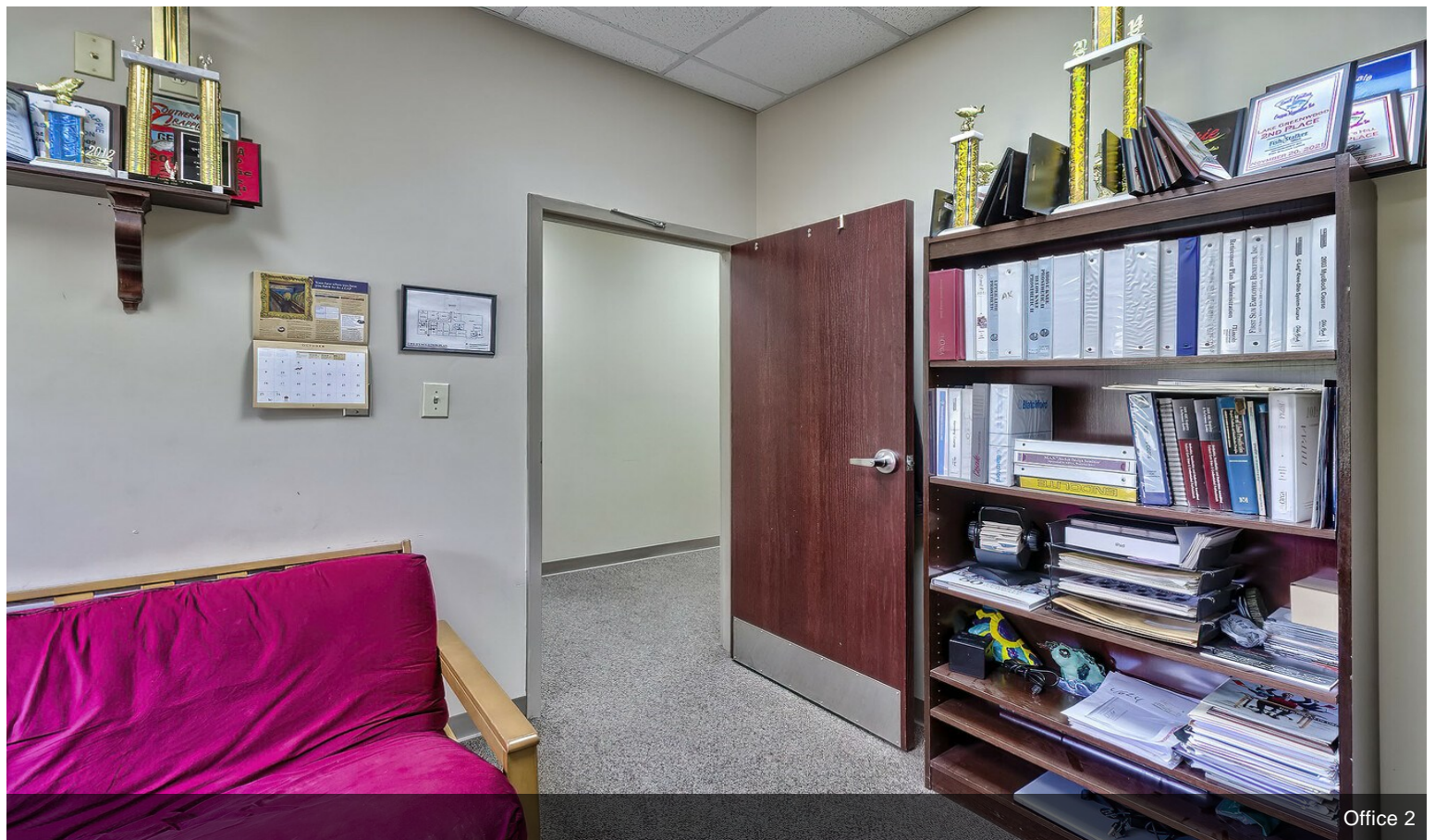


Kitchen Lounge/Break Room



Kitchen/Break Room

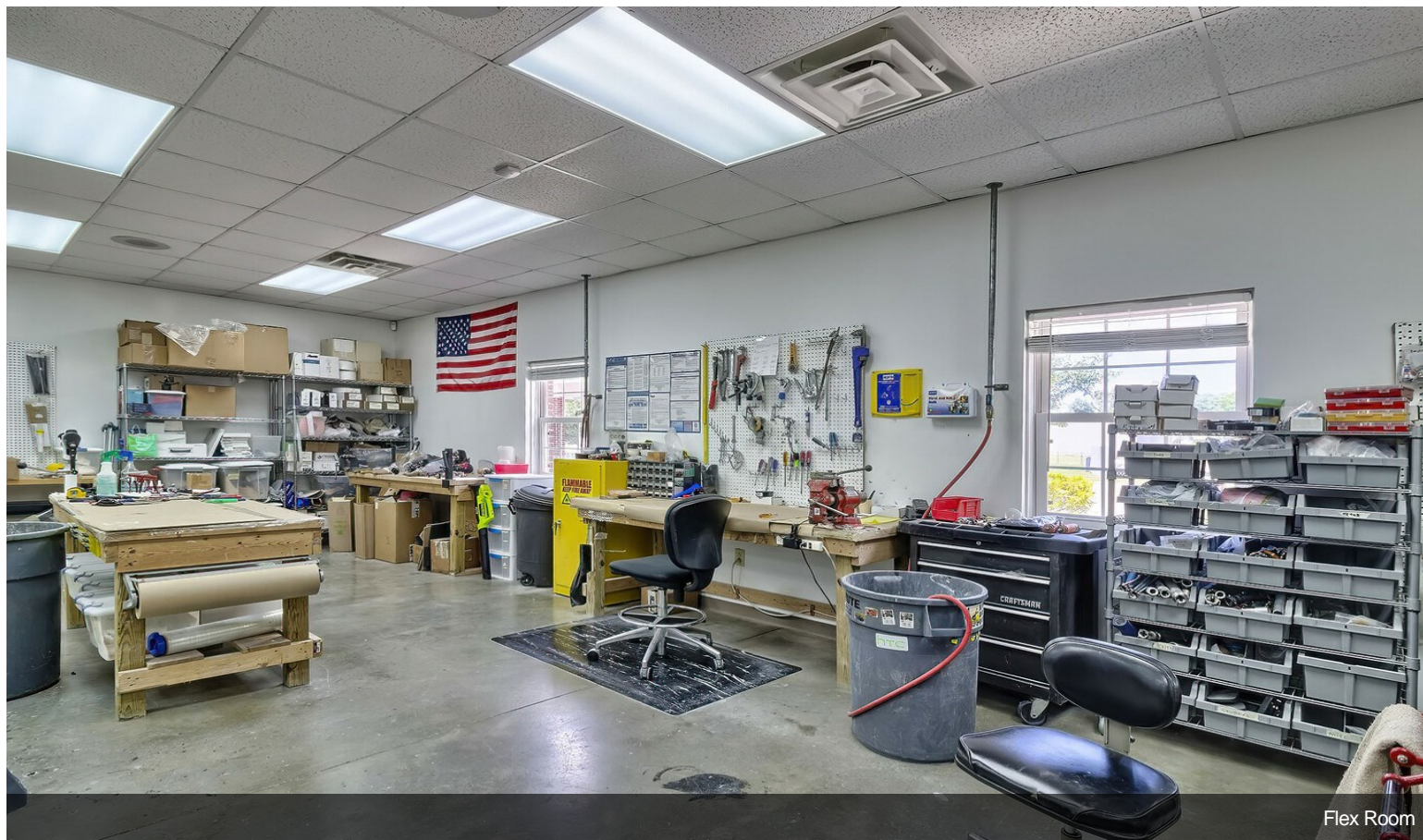
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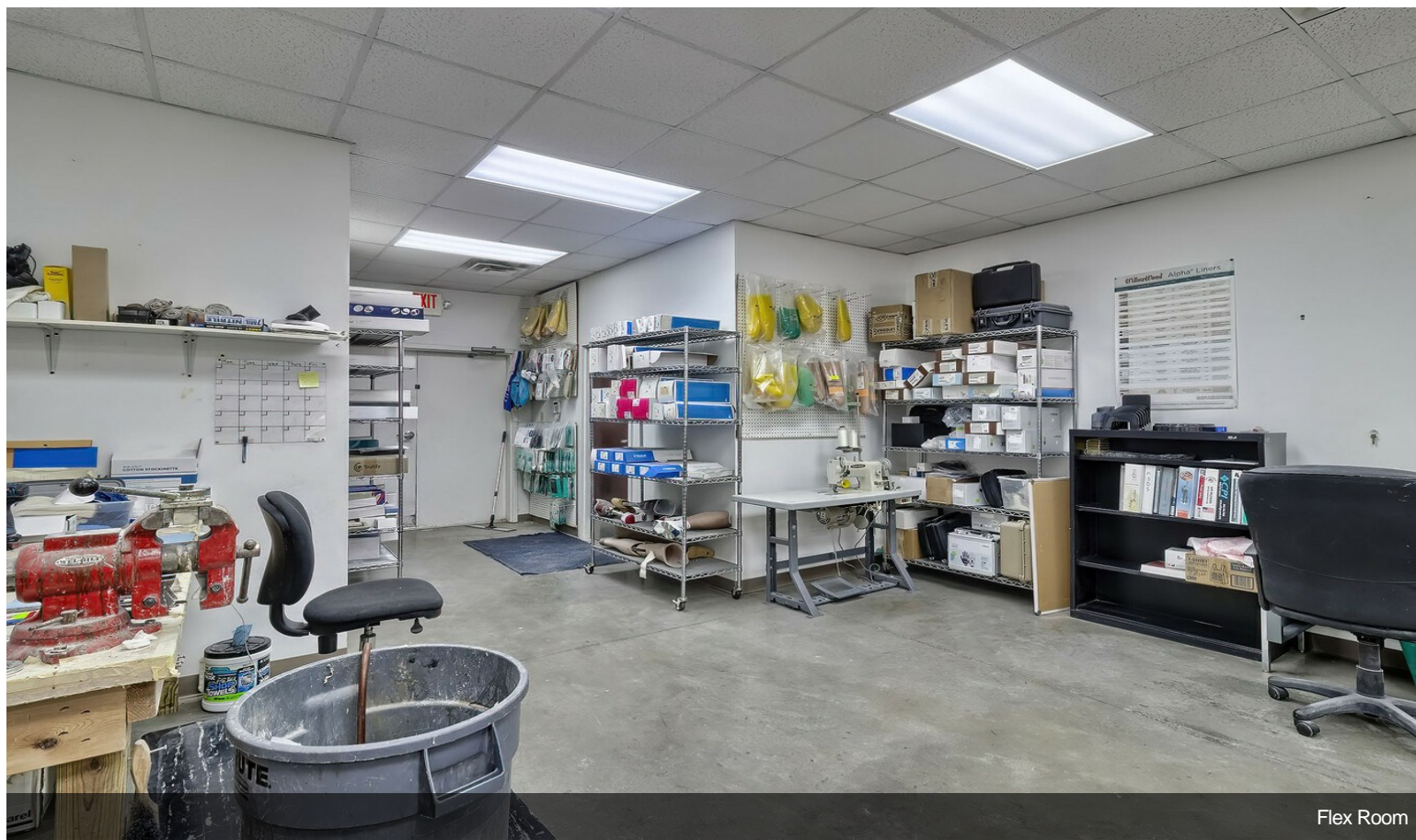


Flex Room



Flex Room

Property Photos



Flex Room



Flex Room

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Flex Room

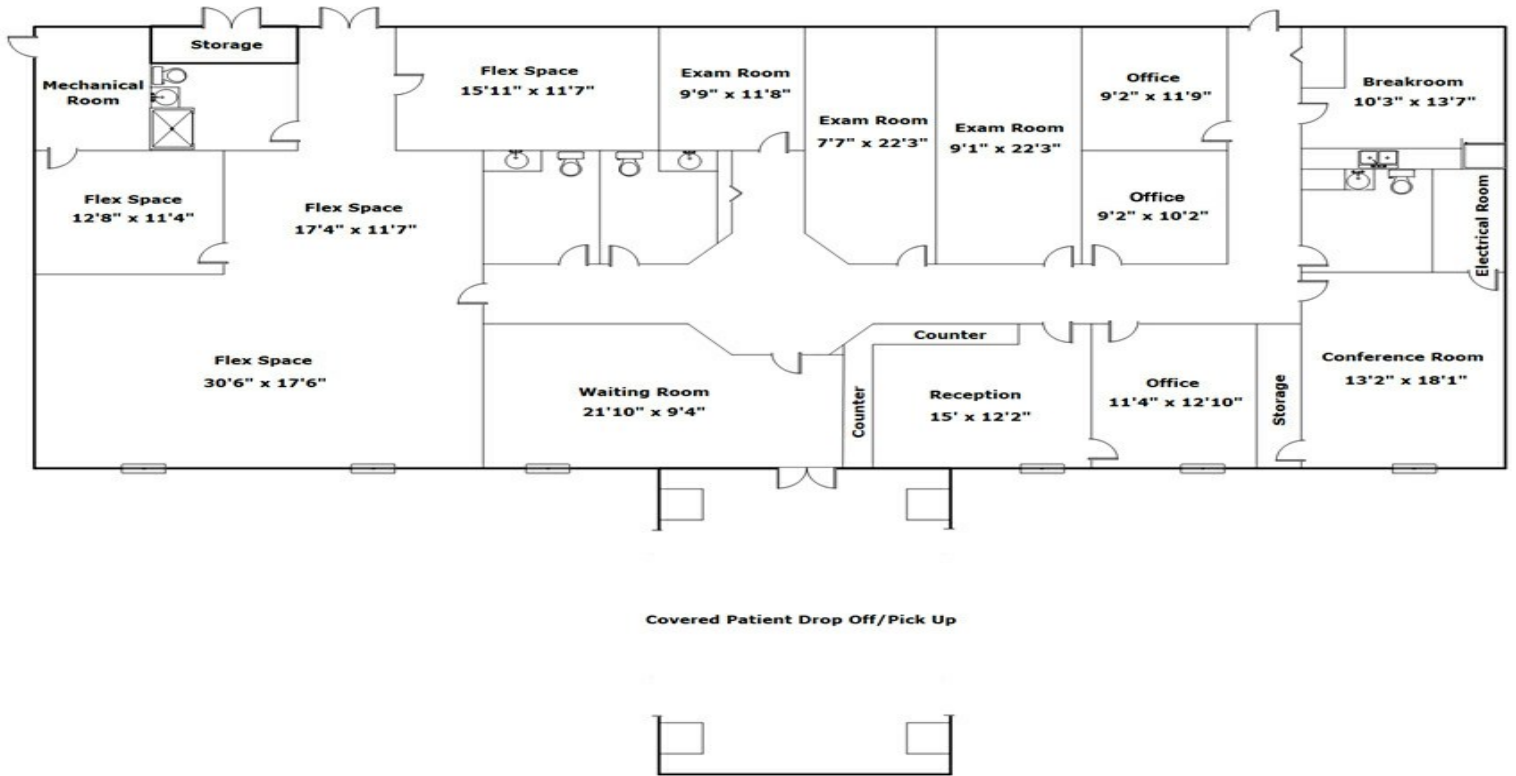


Bathroom 3

Property Photos



Property Photos



Floor Plan



Building Photo