

EXCELLENT 1031 INVESTMENT SALE OPPORTUNITY

FOR SALE

540 KING STREET

BUILT IN 2022 | FULLY LEASED | RETAIL/OFFICE/VACANTION RENTAL(master leased)

SALE PRICE: \$4,400,000

Brokerage Contact:

Tim Weldon
TWeldon@colonycommercial.com
843-532-5134



COLONY COMMERCIAL REAL ESTATE

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Management

Disclaimer: This information has been secured from sources Colony Commercial, LLC believes to be reliable, but Colony Commercial, LLC makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, lease terms, or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

PROPERTY SUMMARY

Built from the ground up in 2022, 540 King Street offers investors the unique opportunity to own one of the newest buildings in the very high profile King Street corridor, downtown Charleston's retail, hospitality, and nightlife epicenter. The property is surrounded by several hotels, restaurants, local and national retailers, offices, and apartment and student housing buildings. A prime mixed use building comprised of retail, office, and short term vacation rental suites. The building is 100% leased, and the vacation rental unit on the third floor is master leased with a percentage rent structure providing stabilized income to the Landlord as well as giving the Landlord the opportunity to share in profit of a high performing vacation rental.



Address	540 King Street, Charleston, SC 29403
Property Size:	Approx. 6,183 Indoor, Approx. 1,052 Outdoor
Land Size:	0.06 Of An Acre
Zoning:	General Business
Year Built:	2022
Floors:	3
Elevator:	Yes
Parcel ID	460-08-04-062
County:	Charleston County
Occupancy:	100%
Tenancy:	Suite 101, SECHEY (www.sechey.com) Suite 201 & 301, TurnKey Charleston
Guaranty:	Suite 101, Personally Guaranteed Suite 201 & 301, Personally Guaranteed
Sale Price:	\$4,400,000.00

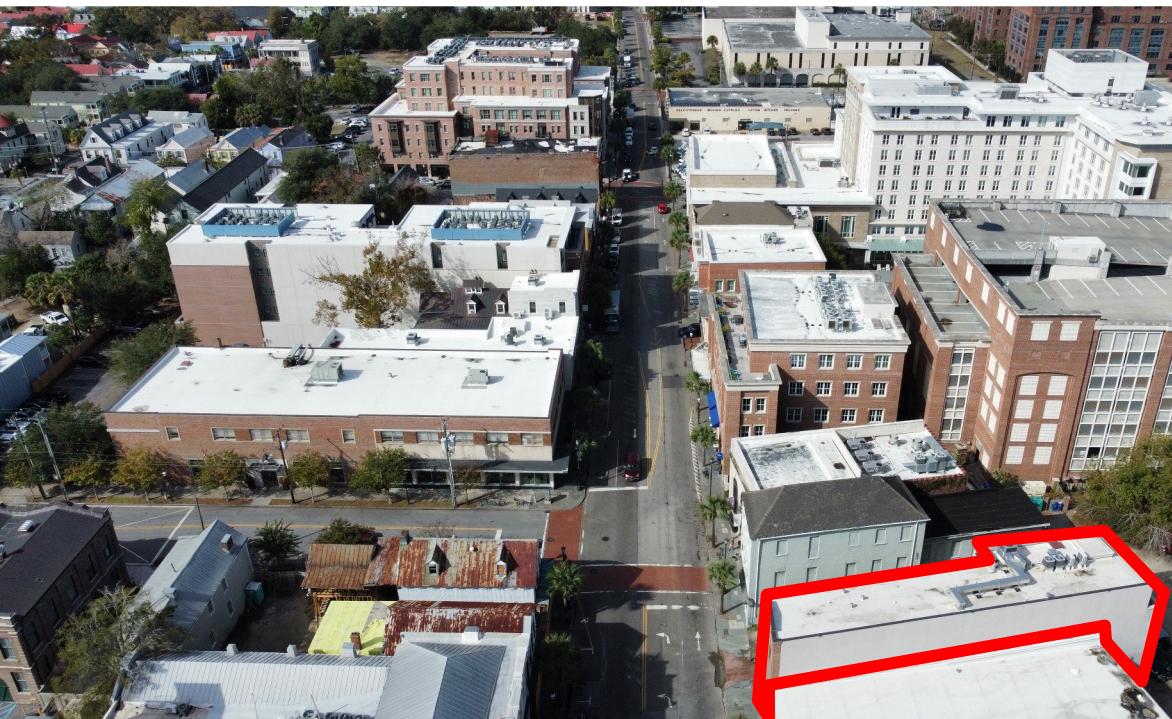
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PARCEL OUTLINE



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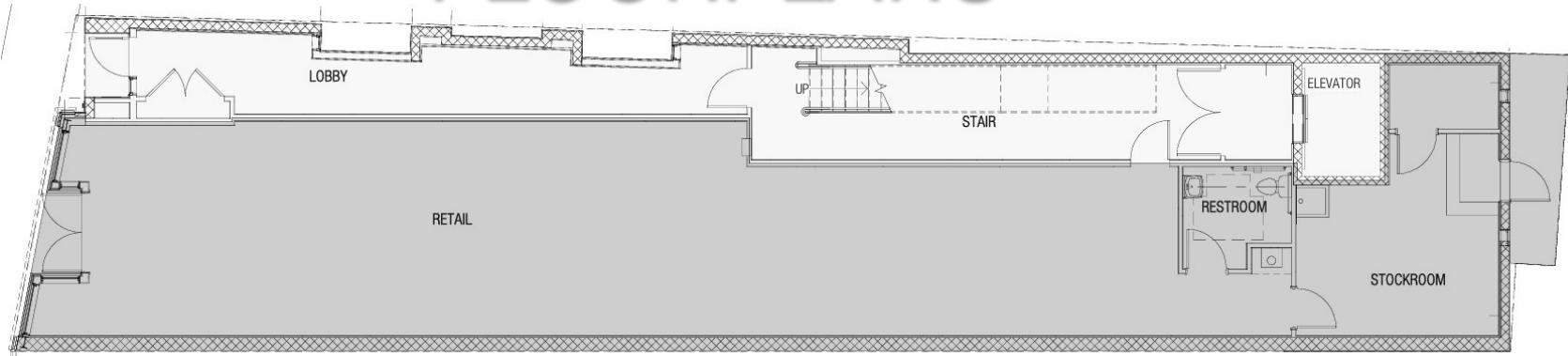


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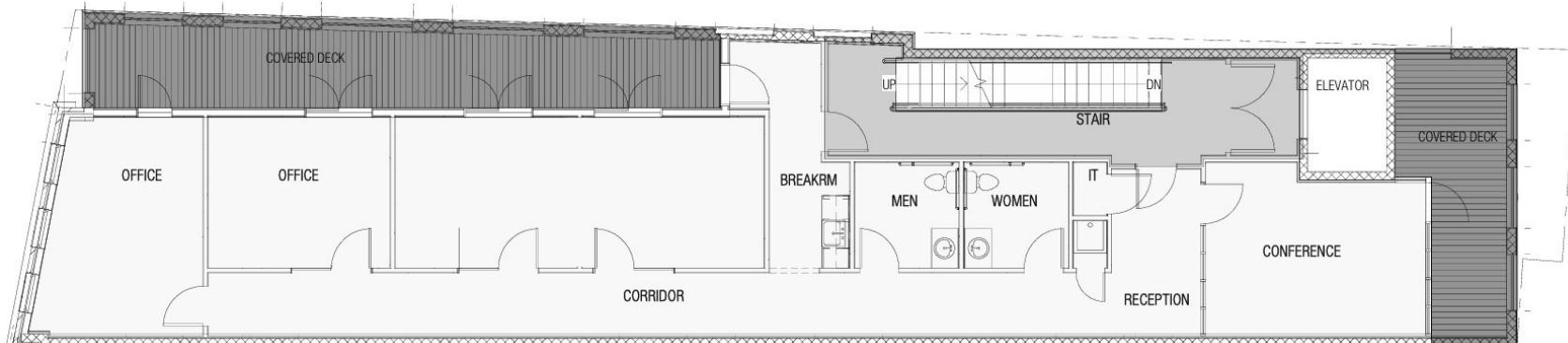
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FLOORPLANS

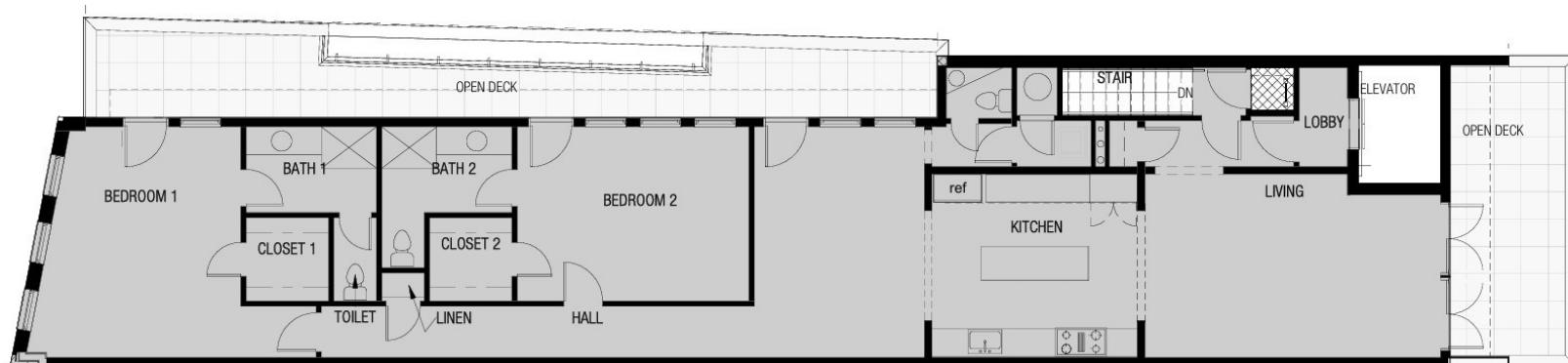
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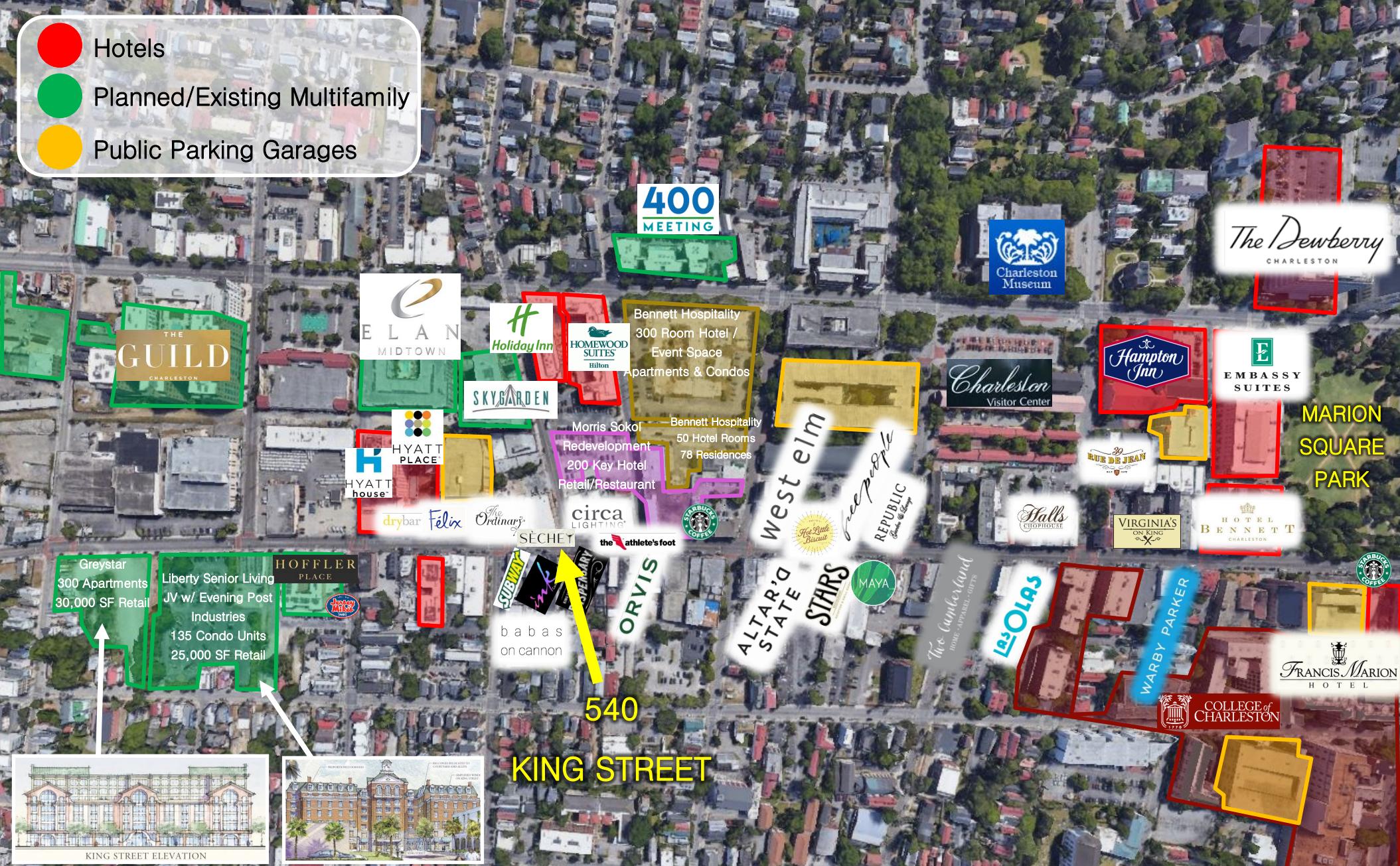
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Hotels

Planned/Existing Multifamily

Public Parking Garages

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