

FOR SALE

±7,163-SF Office Building in the Pettigru Historic District

307 Pettigru St
Greenville, SC 29601

- Asking price: **\$1,650,000**
- Prime location in downtown Greenville's Pettigru Historic District
- Charming historical elements throughout
- 20 parking spaces



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Virtual Tour



Property Overview

Built in the early 1900s and renovated in 1971, this $\pm 7,163$ SF office building blends historic charm with modern functionality. Conveniently located near E. North Street (53,700 VPD) and I-385 (99,400 VPD), the property features an efficient layout with multiple large offices and abundant natural light. The building has been well maintained over the years and has undergone minor updates.

A rare amenity within the Pettigru Historic District, the property offers a dedicated rear parking lot with approximately 20 spaces, along with ample street parking for employees and visitors.

Located at 307 Pettigru Street, the property is within walking distance of Bon Secours Wellness Arena and downtown restaurants, hotels, shopping, and entertainment venues, making it an exceptional choice for businesses seeking convenience, accessibility, and historic character.

Key Highlights



Rear parking lot with 20 spaces and ample street parking.



Walk score of 82 out of 100, making this property very walkable.



Less than one mile to Main Street in downtown Greenville.

Property Details

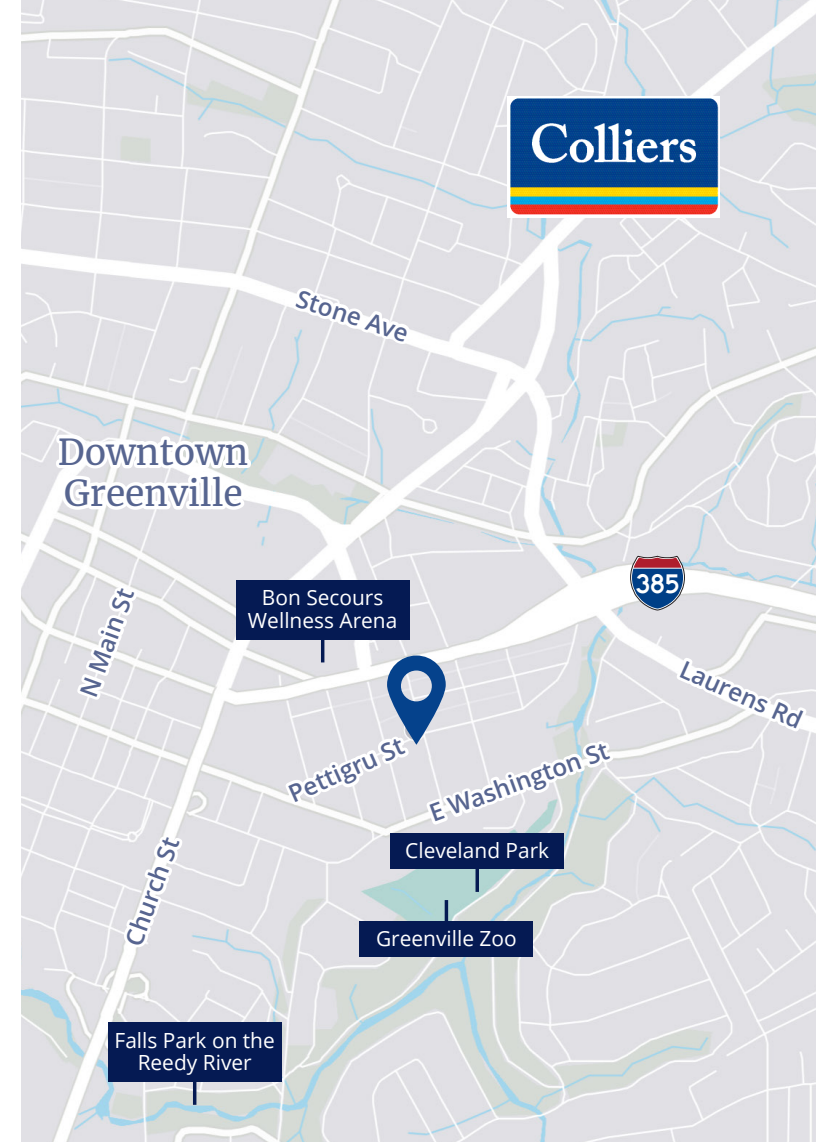
Address	307 Pettigru St Greenville, SC 29601
TMS #	0046000201200
Building Size	±7,163 SF
Lot Size	±0.30 Acres
Year built	1900s with renovations in 1971
Parking	20 spaces
Zoning	RNX-B (Residential Neighborhood Mixed - B)
Other Notes	• Lots of natural light • Several large, private offices • Prime location in downtown Greenville's Pettigru Historic District • Charming historical elements throughout

Asking Price

\$1,650,000



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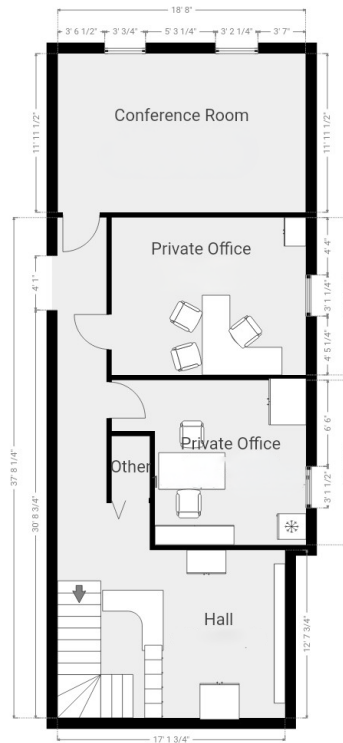
Location Highlights

- 0.2 mile walk to Bon Secours Wellness Arena
- Less than 1 mile to Interstate 385
- Desirable walkability to downtown Main St
- Proximity to parks like Cleveland Park and the Swamp Rabbit Trail

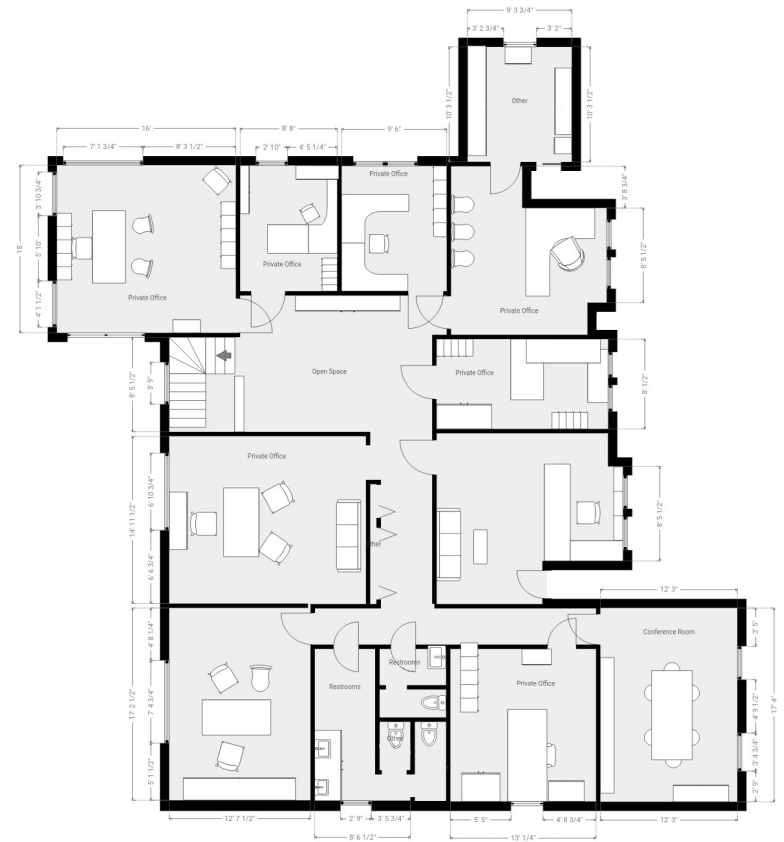
Floor Plans



Main Level



Lower Level



2nd Floor

Property Photos



307 Pettigru St | Greenville, SC

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