

**For Sale**

**\$350,000**



## **Mixed-use property on Hwy 153 in Tugaloo Township Commercial area**

The property's size and configuration allow for multiple repositioning strategies:

- Hospitality or boutique lodging expansion
- Wedding/event venue
- Brewery/distillery with outdoor activation
- RV park or campground concept
- Entertainment or agritourism use
- Mixed-use redevelopment
- Commercial pad development
- Storage, flex, or service-based commercial use

The existing improvements provide immediate operational or interim income potential while planning a long-term redevelopment strategy.

### **Get more information**

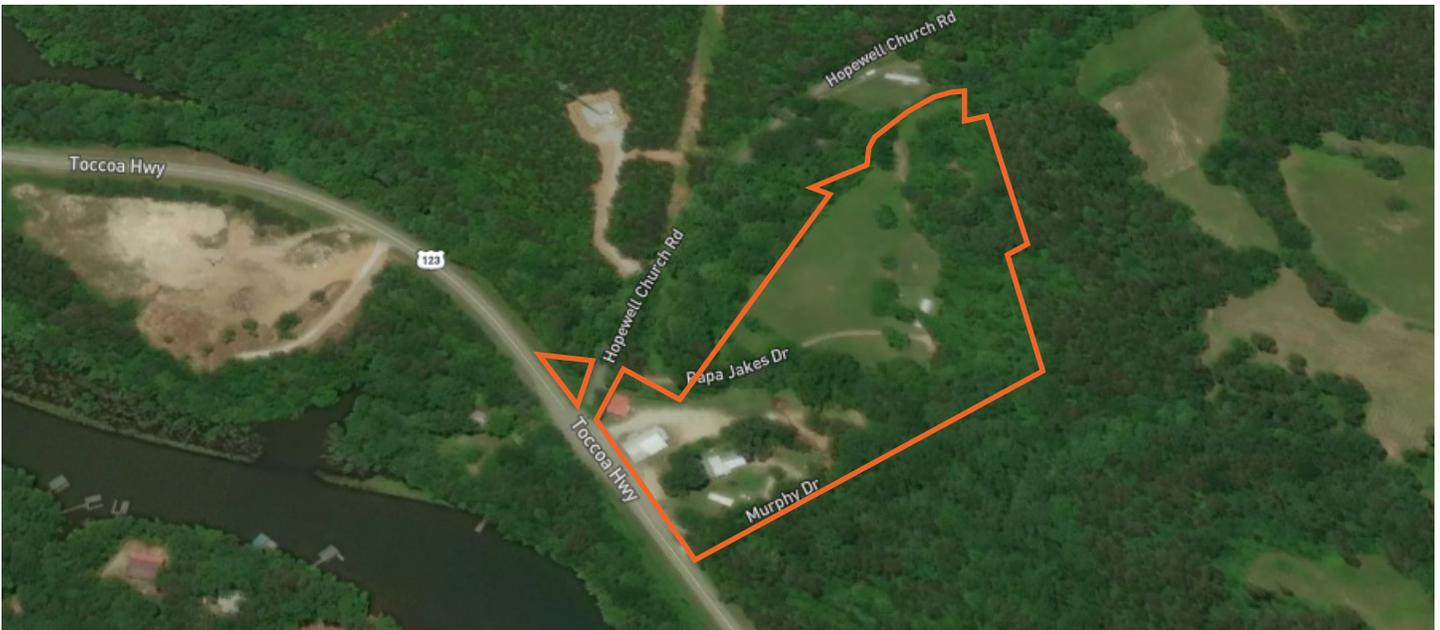
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Associate

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## ***5.64 acres zoned commercial + 5 acres zoned residential***

The property offers excellent flexibility for continued commercial use, event venue conversion, hospitality development, restaurant/bar operation, short-term rental with commercial component, or full-scale redevelopment of the 10+ acres.

Located in Oconee County with convenient access to Westminster and surrounding Upstate markets, this parcel presents strong upside potential for value-add improvements or repositioning.

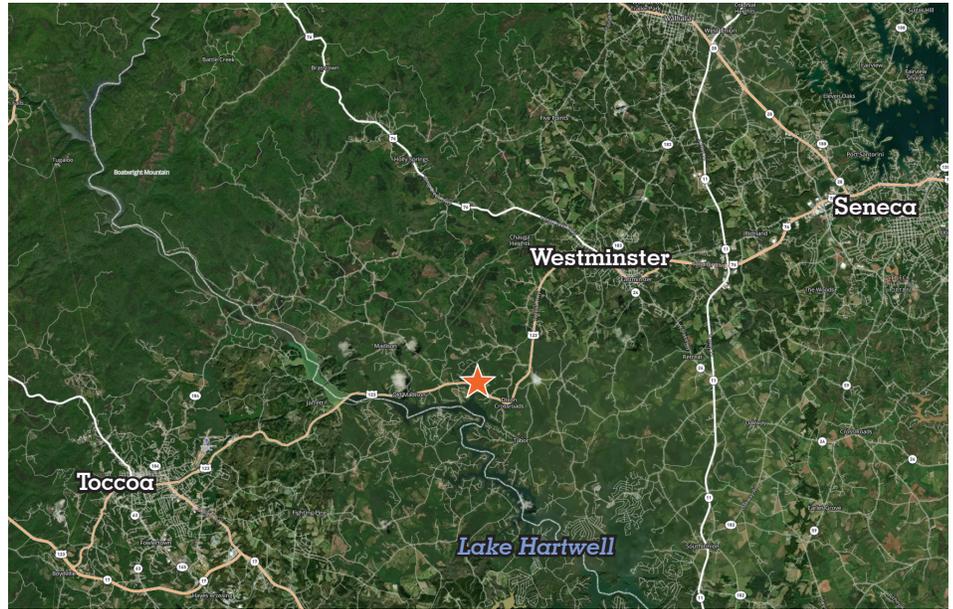
Whether you're looking to operate immediately, renovate and reposition, or develop a new concept from the ground up, 163 Murphy Drive delivers land, infrastructure, and zoning flexibility in one package.

Structure	Type	Year Built	Size	TMS	Notes
Building 1	Commercial	1975	±2,737 sf	275-00-01-001	Commercial layout with 10' wall height in primary structure
Building 2	Commercial	1975	±832 sf	275-00-01-001	Secondary building to Building 1; former bar/tavern use
Building 3	Residential	1935	± 1,556 sf (heated)	275-00-01-001	3 bedroom, 1 bath; vinyl siding; asphalt shingle roof; crawlspace foundation; structure in need of complete renovation

# Location & photos

163 Murphy Drive

Located in Oconee County within Westminster's commercial corridor, the property offers easy access to regional highways serving Upstate South Carolina and North Georgia markets. The area supports growing tourism, outdoor recreation traffic, and commercial expansion.



## Get more information

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