

LANGSTON BLACK

REAL ESTATE, INC.

OFFICE BUILDING FOR SALE

VISIBLE FROM PELHAM RD & BOILING
SPRINGS RD INTERSECTION

9 MAPLE TREE COURT, GREENVILLE

9,000+- SF TOTAL - 4,500+- SF PER FLOOR

TWO STORY OFFICE BUILDING WITH WALK IN ENTRANCES FOR BOTH LEVELS

LARGE PRIVATE PARKING LOT
WITH 65+- PARKING SPACES



SALES PRICE: ~~\$2,980,000~~
REDUCED TO **\$2,775,000**

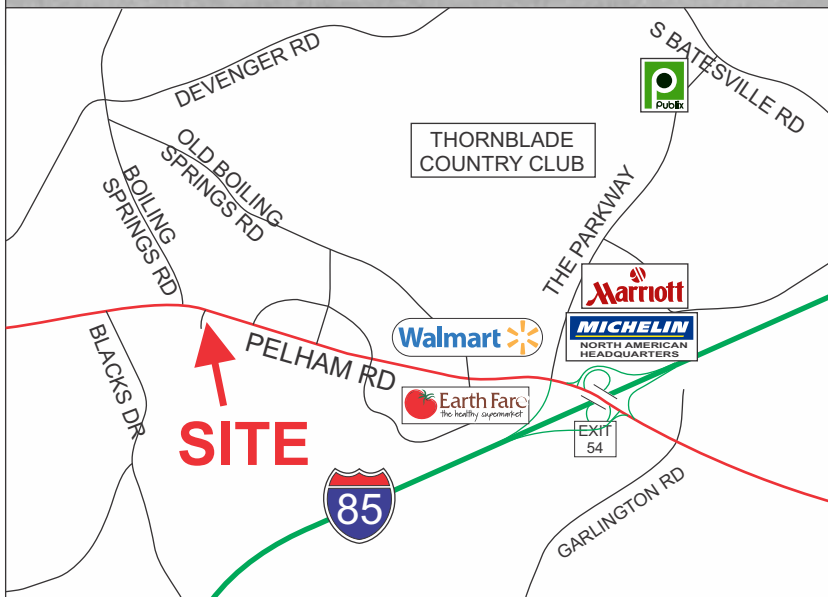
- LOWER LEVEL FULLY LEASED. TENANT IS BON SECOURS THERAPY (STE A) LEASE THROUGH OCT, 2027
- UPPER LEVEL HAS 3,750+- SF AVAILABLE FOR LEASE (STE D) 750+- LEASED (STE E) TO STATE FARM INSURANCE LEASE IS MONTH TO MONTH

FOR MORE INFORMATION, INCLUDING INCOME NUMBERS, PLEASE CONTACT BOB ASHWORTH AT 864-706-3488
bashworth@langston-black.com

LANGSTON BLACK
REAL ESTATE, INC.

P.O. BOX 2167
GREER, S.C. 29652
BUS: 864-848-9070

205



www.langston-black.com

Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.
(LANGSTON-BLACK SITE #205)



- 1.3+- ACRE PARCEL
- ZONED GREENVILLE COUNTY OD
- TAX MAP 0533.04-01-018.02



- TWO ENTRANCES ON MAIN LEVEL
- ONE MAIN ENTRANCE ON LOWER LEVEL WITH ADDITIONAL ENTRANCE ON EACH SIDE



SUITE 9A



SUITE 9A



SUITE 9D





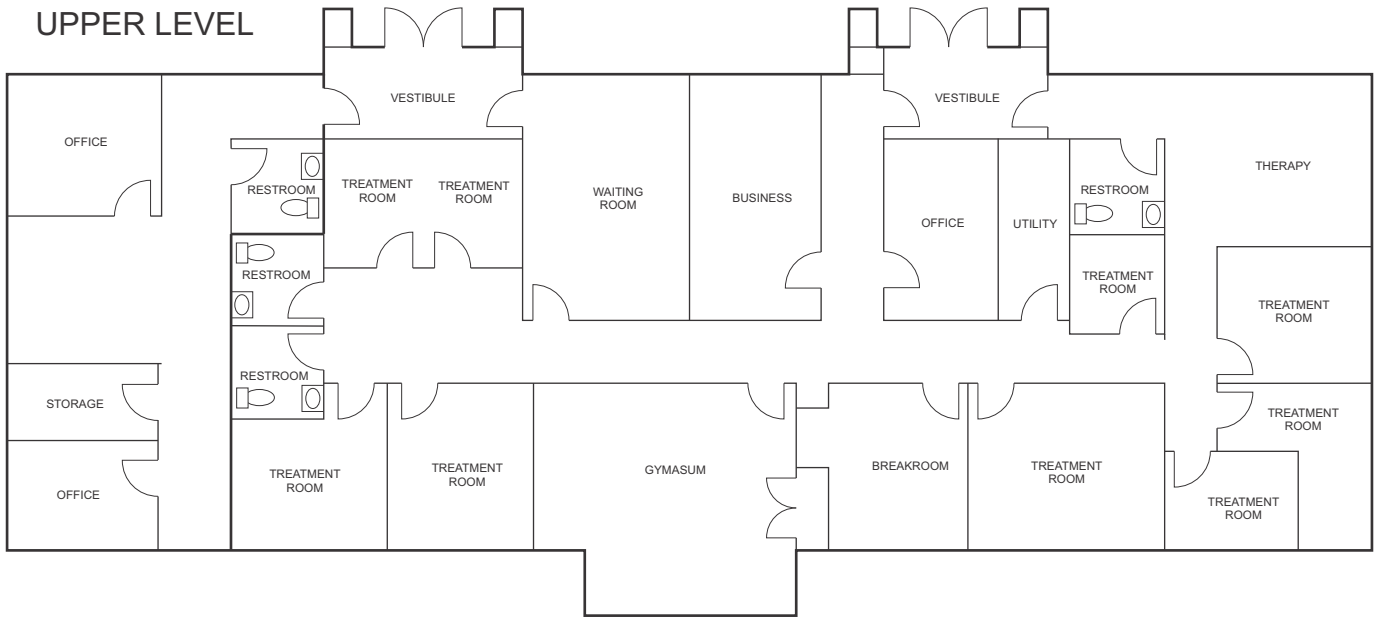
SUITE 9D



SUITE 9E



UPPER LEVEL



LOWER LEVEL

