

FOR SALE



VM | REAL ESTATE 

# WESTBURY PARK

14 WESTBURY PARK WAY, SUITE 202 BLUFFTON, SC 29910



#### CONTACT

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# PROPERTY OVERVIEW

14 WESTBURY PARK WAY, SUITE 202 BLUFFTON, SC 29910



## OFFERING SUMMARY

|               |           |
|---------------|-----------|
| Sale Price:   | \$550,000 |
| Available SF: | 2023 SF   |
| Year Built:   | 2000      |
| Market:       | Bluffton  |

## PROPERTY HIGHLIGHTS

- Class A Office Condo For Sale
- Central Business District Location
- Functional Layout
- Good Parking
- Professional Tenant Mix

## PROPERTY OVERVIEW

Class A office condominium for sale in Bluffton. The property is nestled in a park-like setting and centrally located in Westbury Park. This second floor unit is serviced by an elevator and two stairwells. The interior has peaked ceilings, and considerable natural light from the windows. There is an appropriately sized reception / lobby area, three private offices, a conference room, a good size break room, an open collaborative work area that could accommodate cubicles, and two restrooms. The property has a great variety of professional tenants including a real estate company, medical providers and insurance companies. Seller will also consider leasing the space.

## LOCATION OVERVIEW

14 Westbury is located in the very desirable Westbury Park subdivision in Bluffton's central business district. The convenient location provides access throughout the market in minutes. The property is surrounded by medical and professional office buildings, banks, retail and residential developments. Located immediately south of Hwy 278 with easy access to the Bluffton Parkway via Simmonsville Road to the east and Buck Island Road to the west. Strong 2025 demographics indicate a population of approx. 53,000 in a five mile radius, with average household income exceeding \$136,000.

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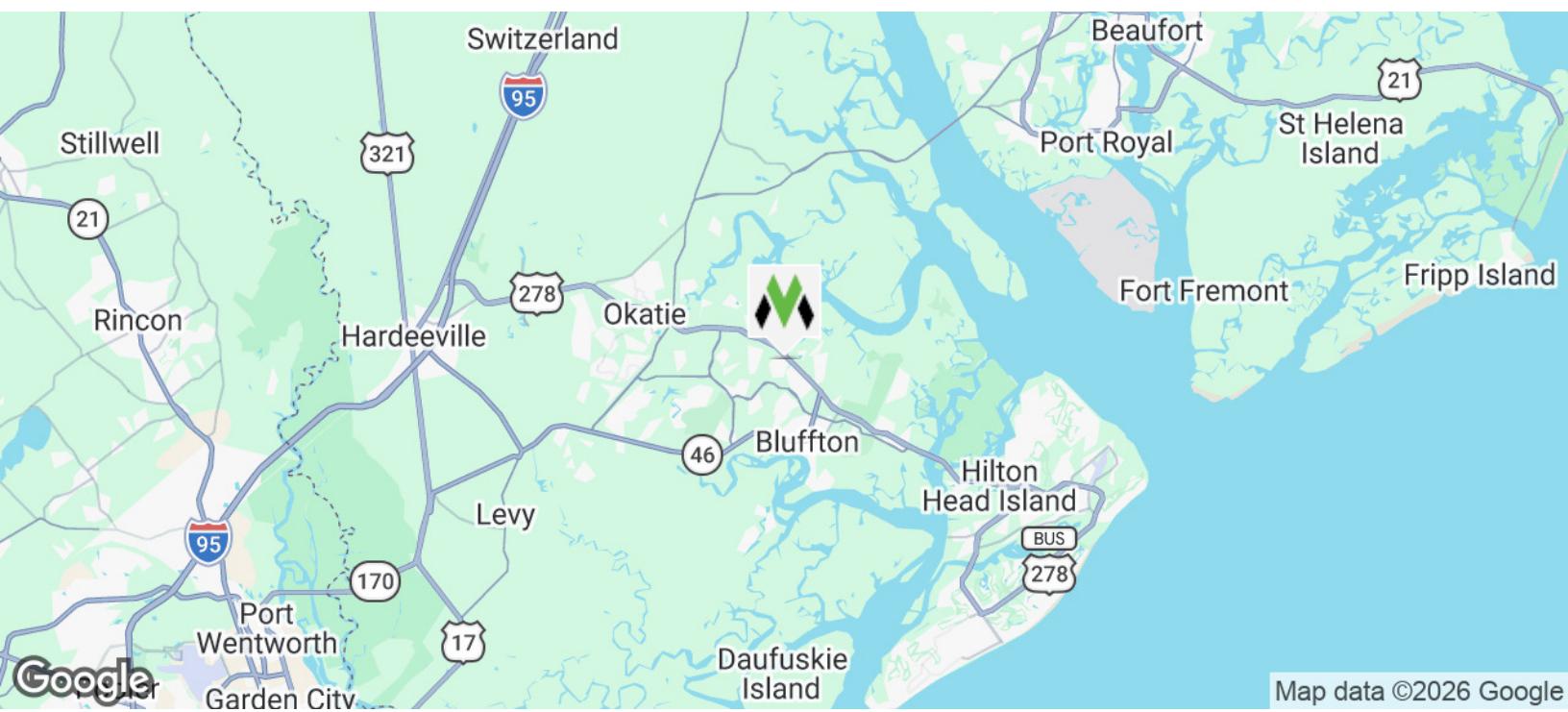
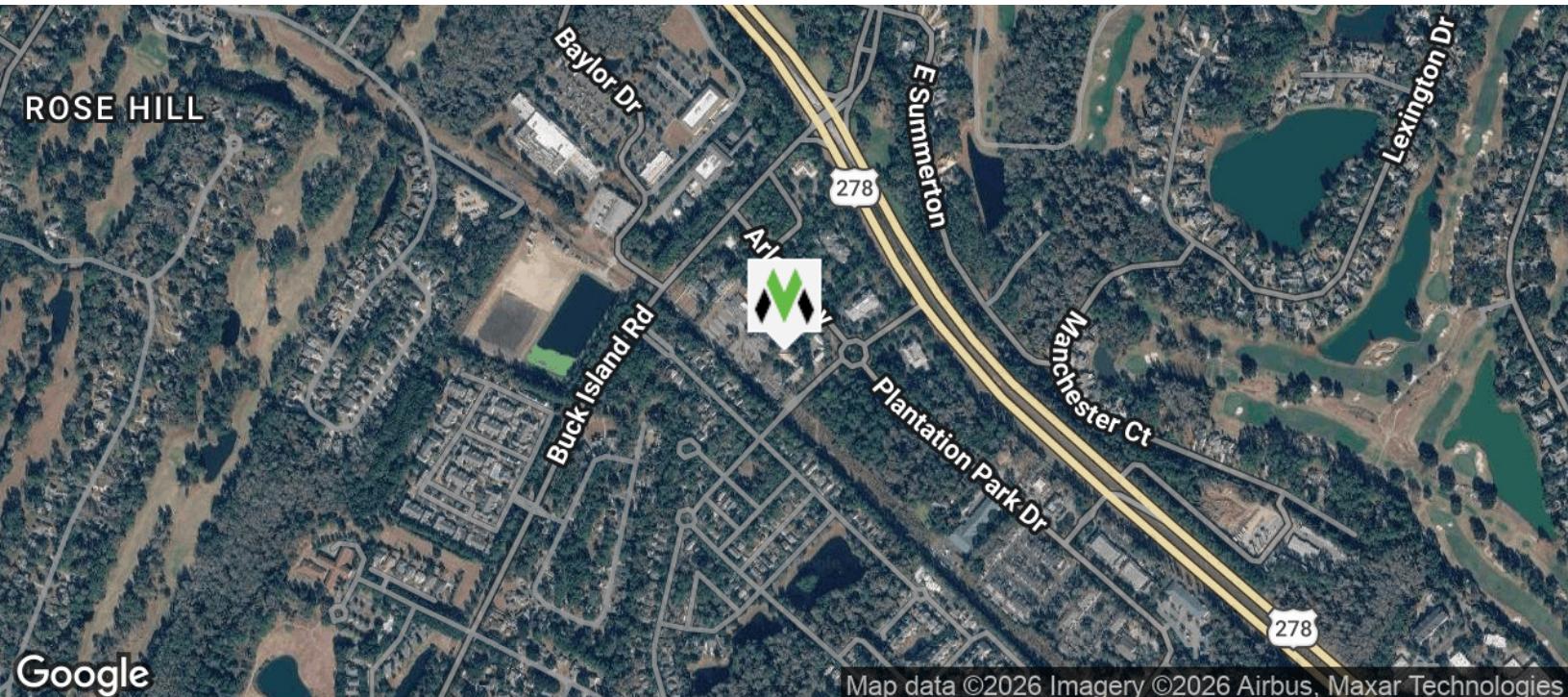
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# LOCATION MAPS

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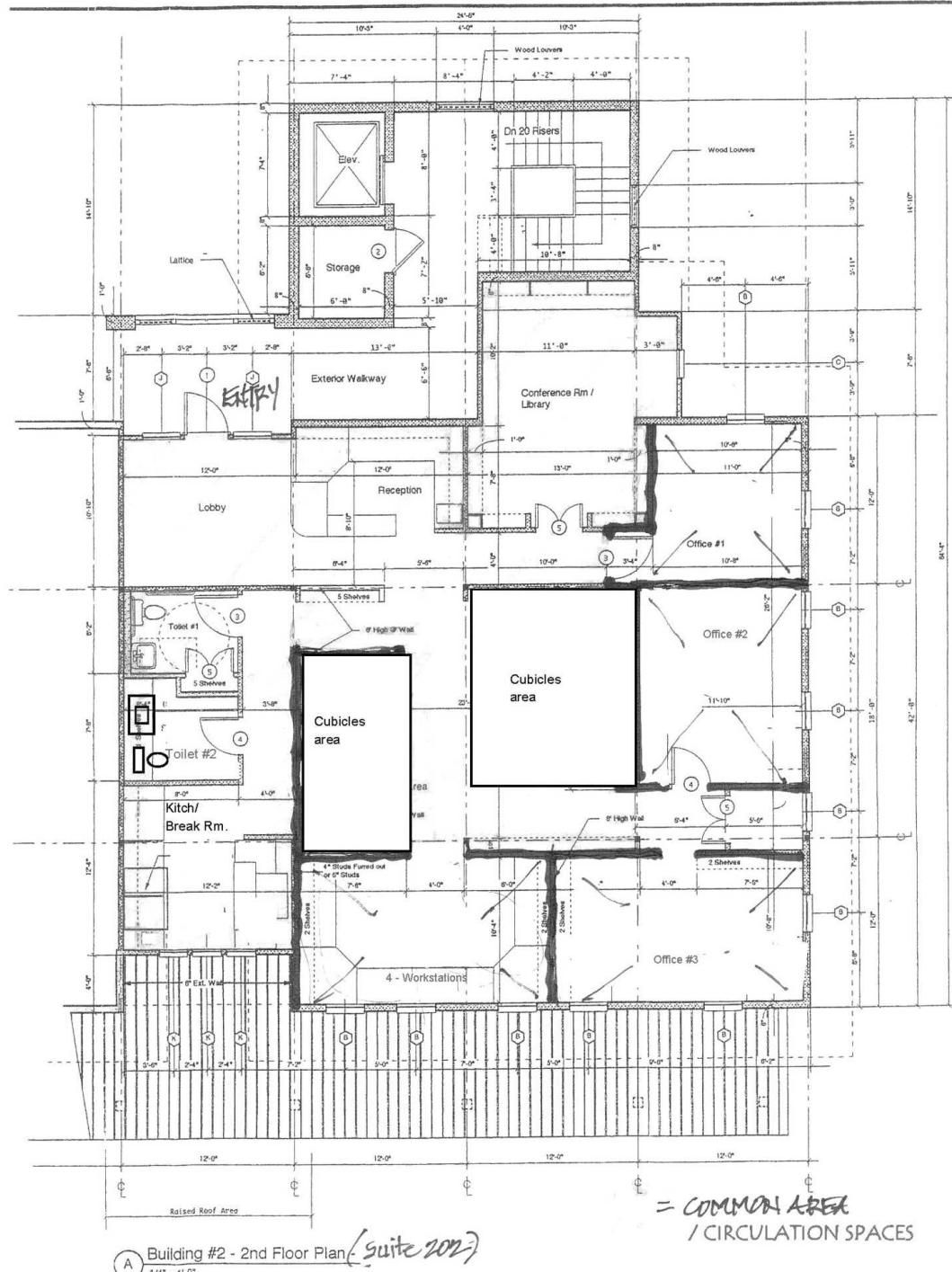


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# FLOOR PLAN

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# INTERIOR PICTURES

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