



3904 - 3914 AUGUSTA ROAD GREENVILLE . SOUTH CAROLINA 29605

available for sale:

± 1.4 AC

Multiple buildings totaling ±7,500 SF

Sales Price: \$825,000

property highlights

- Value-add opportunity with existing income, ideal for owner-occupant
- Four tenants currently in place
- Contact broker for rent roll
- Proforma income: \$65,791 (8% cap)
- Ample on-site parking
- Conveniently located just off I-85 and minutes from Augusta Road's blooming retail corridor
- Neighboring rental house can potentially be included (contact broker for details)

exclusively listed by:

EVAN CHUDYK | evan@pintailcre.com | 864.556.4854

JOSH TEW, CCIM | josh@pintailcre.com | 864.414.6778

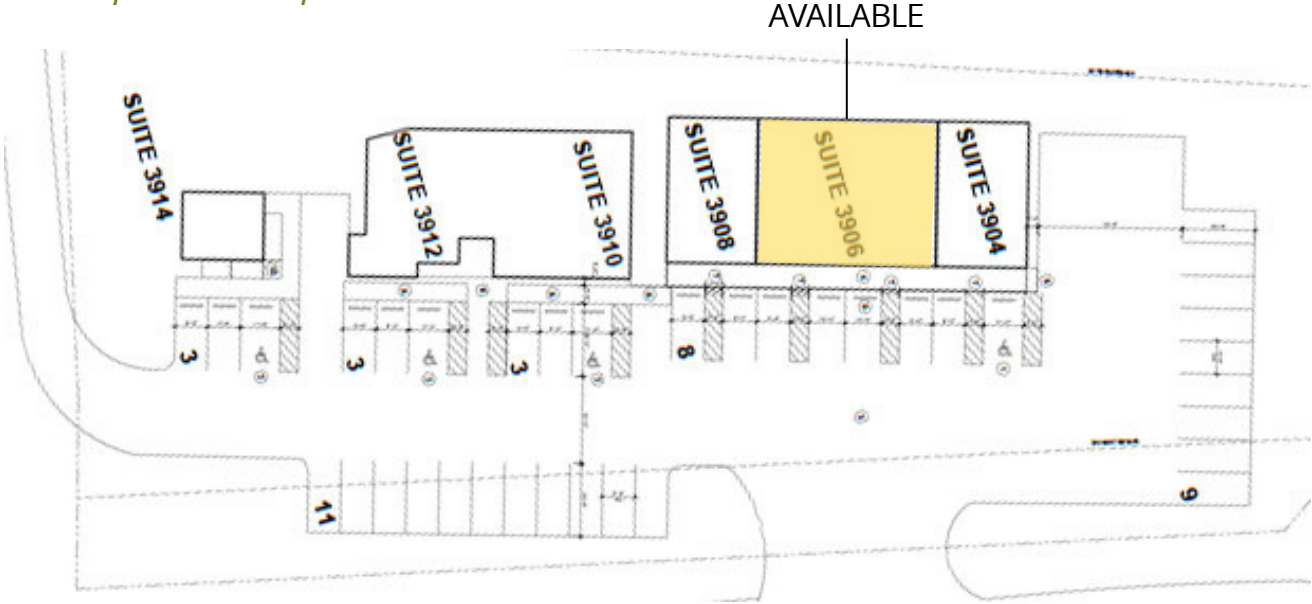


GREENVILLE COUNTY TAX MAP NO.0366000300500

GREENVILLE COUNTY TAX MAP NO.036600500100 potentially included


PINTAIL
WWW.PINTAILCRE.COM

conceptual site plan:



exterior photo:



property location

