



## 500 N Pine St

500 N Pine St, Summerville, SC 29483



**Kenold Claude**

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## 500 N Pine St

\$1,150,000

Great income producing office building for sale. PRIME COMMERCIAL INVESTMENT OPPORTUNITY INCOME-PRODUCING COMMERCIAL BUILDING WITH UPSIDE POTENTIAL! Discover this exceptional commercial investment property in the heart of Summerville, featuring four established tenants generating steady monthly income with significant growth potential. FINANCIAL HIGHLIGHTS: - Current Monthly Income: \$5,500 - Annual Gross Income: \$66,000 - Growth Potential:\*\* Additional income opportunities available - Established Tenant Base:\*\* Four reliable tenants in place LOCATION ADVANTAGES: This centrally located commercial building sits in Summerville's prime business district, offering unparalleled convenience and foot traffic. Tenants and customers enjoy easy walking access to: - Local shops and retail establishments - Grocery stores and markets - Restaurants and dining options - Professional services and amenities PROPERTY FEATURES:\*\* - Land...

- High visibility and accessibility
- Established Business Environment



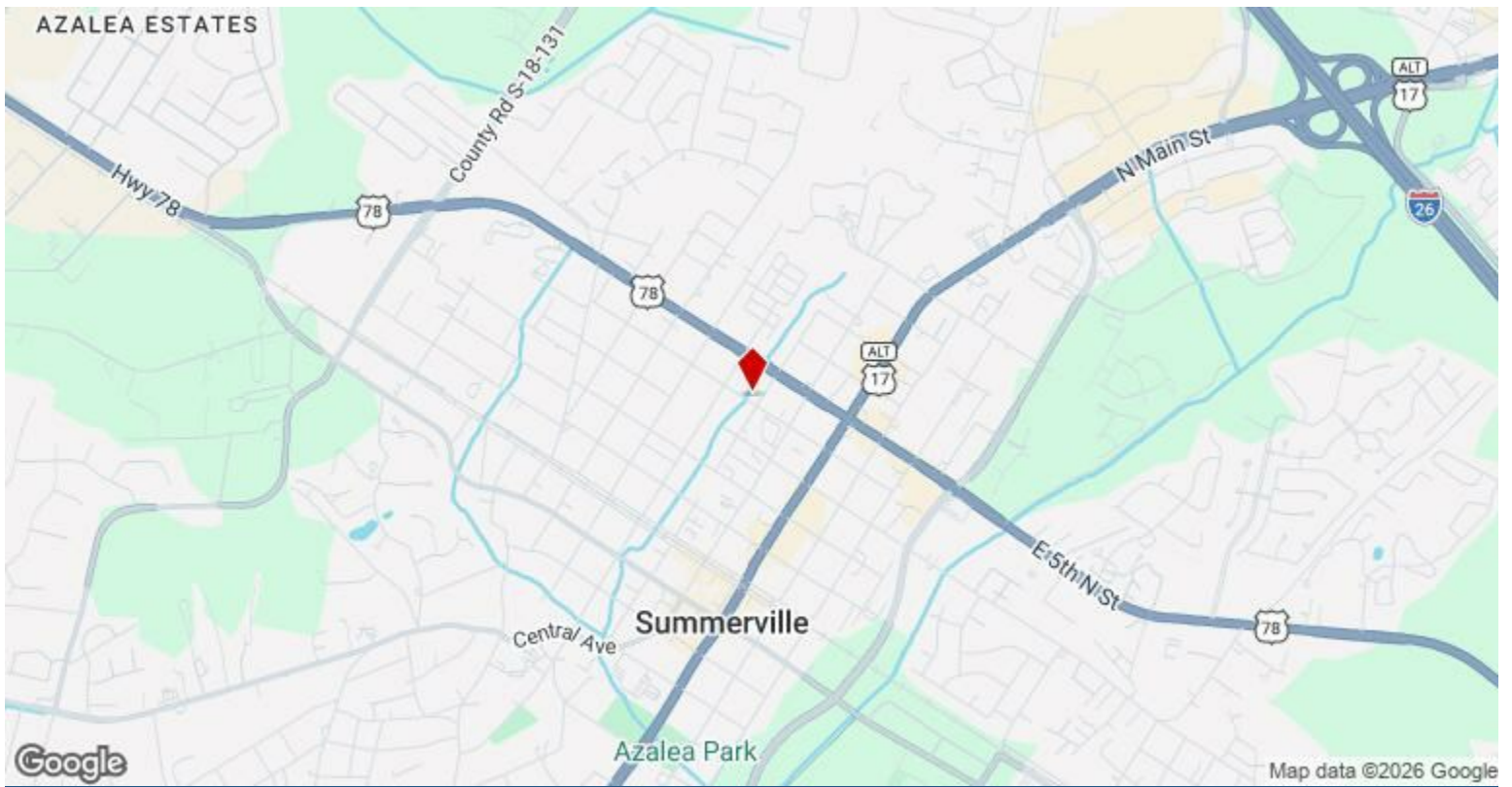
Price:	\$1,150,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	8.35%
Lot Size:	0.26 AC
Gross Building Area:	2,876 SF
Rentable Building Area:	2,876 SF
Sale Conditions:	Sale Leaseback
No. Stories:	1
Year Built:	1980
Tenancy:	Multi
Parking Ratio:	2.78/1,000 SF
Zoning Description:	N-MX_SV
APN / Parcel ID:	130-15-09-005

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Invitation Only	-	



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# Property Photos



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Interior



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