



THE **LITCHFIELD**
COMPANY REAL ESTATE
— COMMERCIAL —

OFFICE BUILDING FOR SALE
\$349,900



FOR SALE
COVINGTON BUILDING
372 ST. PAUL STRET
ORANGEBURG, SC 29115

Cal Bruner

803-535-6208

calb@thelitchfieldcompany.com

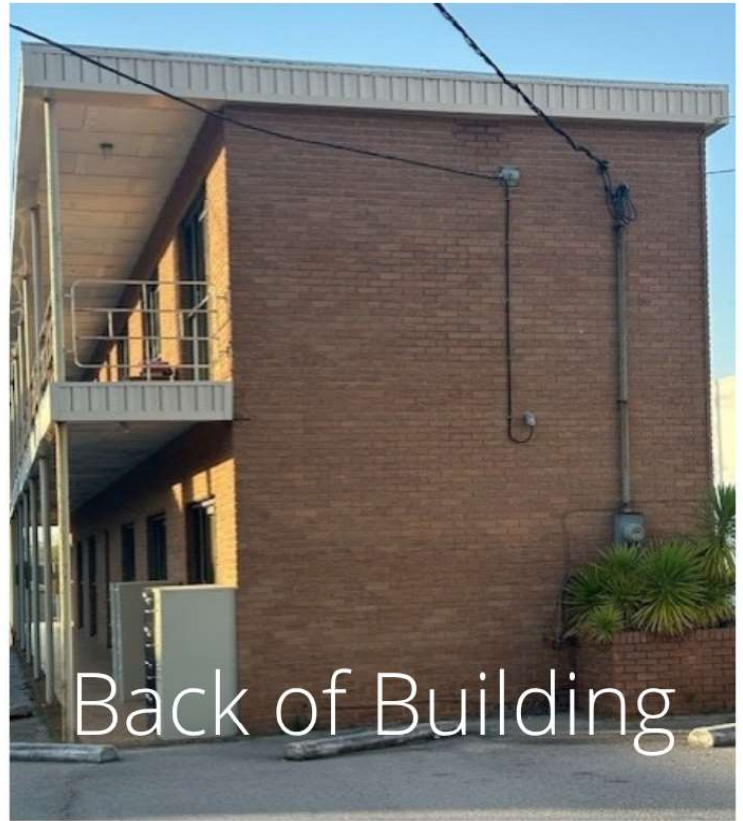
Libby Bryant

803-535-6254

libbyb@thelitchfieldcompany.com



Front of Building



Back of Building

Location Overview

Conveniently located in Downtown Orangeburg
across from Orangeburg County Courthouse

Property Summary

Building SF: 3488
Parking: Attached
Price: \$439,900
Utilities: Public Utilities
Year Built: 1961
Zoning: Business 2
TMS: 0173-13-23-001.000
Acres 0.13

Property Overview

- Large Office Building
- Multi-tenant Property with 12 Office Spaces
- Ample Parking
- Central Heating and Air
- Two Story Property
- Common-Area Restrooms Available for All Tenants
- Direct Street Frontage with Strong Visibility
- Excellent Investment Opportunity



PROPERTY DESCRIPTION

Don't miss this prime investment opportunity located in the heart of downtown Orangeburg. This multi-tenant office building features 12 individual office suites, ample on-site parking, and is situated within a designated Opportunity Zone. Call for details

