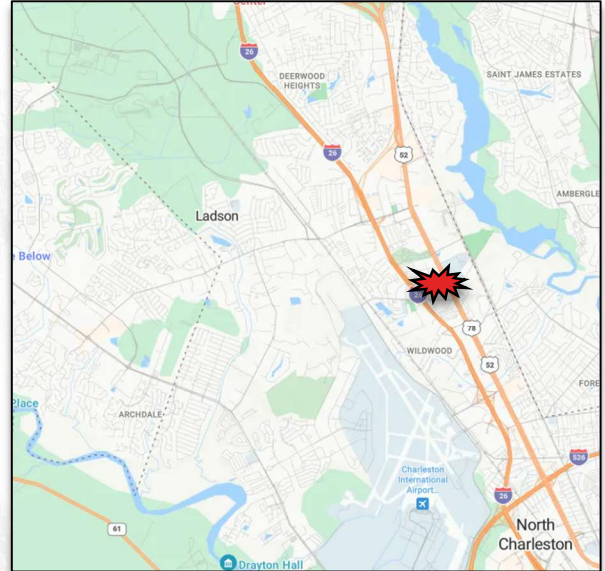


FOR SALE



CARDINAL

COMMERCIAL PROPERTIES™



7011 Rivers Ave. North Charleston, SC 29406

SQUARE FEET: +/- 11,661 SF

SALES PRICE: **CONTACT BROKER**

CAP RATE: 7.00%

PARCEL ID#: 4781100028

COUNTY: CHARLESTON

ZONING: GENERAL COMMERCIAL

- +/- 11,661 SF FREESTANDING SINGLE TENANT OFFICE BUILDING SITUATED ON +/- 1.07 ACRES NEAR THE INTERSECTION OF HAYNE ST. AND RIVERS AVE.
- NNN LEASE WITH GEORGE SINK, P.A. INJURY LAWYERS.
- POTENTIAL FOR 5 RETAIL/OFFICE SUITES IN BUILDING.
- 37 - TOTAL OFFICES, 3 - CONFERENCE ROOMS, 8 - RESTROOMS, 3 - RECEPTION AREAS, MULTIPLE BREAKROOMS W/ KITCHENTTE, STUDIO FOR BROADCASTING, AND A LARGE CALL CENTER.
- FIRE SUPPRESSION SYSTEM THROUGHOUT BUILDING.
- +/- 1 MILE FROM CHARLESTON INTERNATIONAL AIRPORT.
- NUMEROUS RETAIL SHOPS AND RESTAURANTS NEARBY.

**FOR MORE INFORMATION
CONTACT:**

Robert Leland Brissie Jr., CCIM
Broker-in-Charge
864-559-8227

rob@cardinalcommercialproperties.net

Lou Brissie
Senior Associate
864-421-4447

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CardinalCommercialProperties.Net

Information contained in this marketing brochure has been obtained from sources that are deemed reliable. We have no reason to doubt the accuracy contained herein but do not guarantee it. All information should be verified prior to purchase or lease. All properties are subject to change or withdrawal without prior notice.



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