



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

OFFICE BUILDING FOR SALE  
\$439,900



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

Cal Bruner

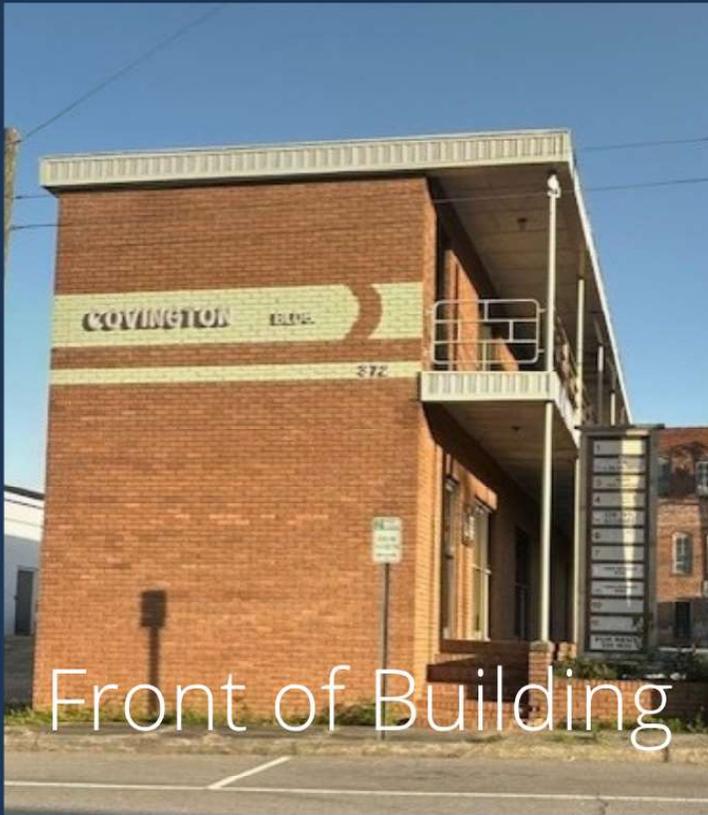
803-535-6208

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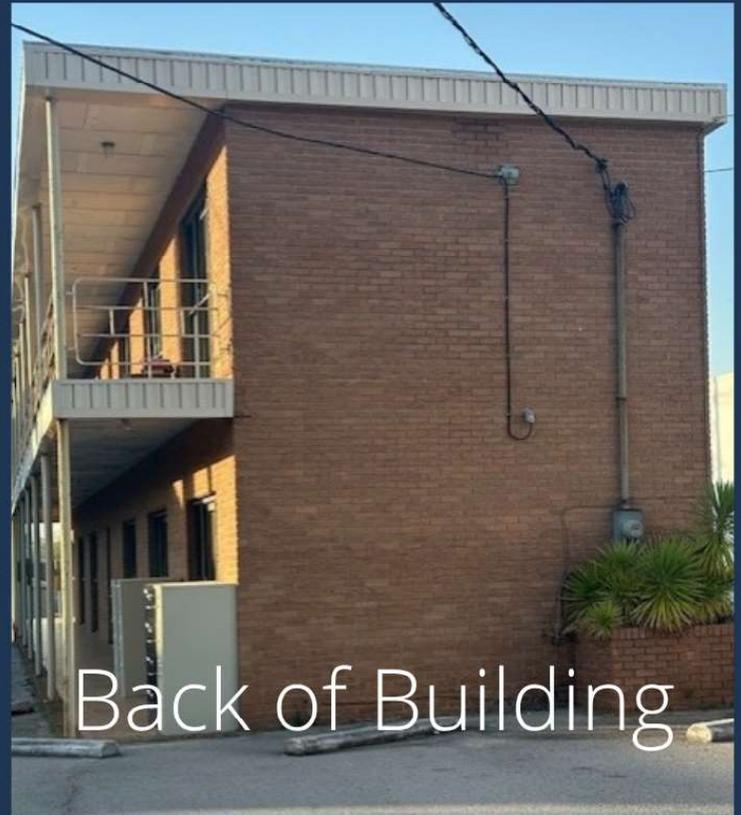
Libby Bryant

803-535-6254

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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

