



FOR LEASE OR SALE

±1.95 Acre Commercial Lot Near Clemson University



Parcel Overview

189 Seneca Creek Road

Oconee County TMS#: 256-00-02-012



189 Seneca Creek Road

Seneca, SC 29678

Property Highlights

- The Clemson Commercial Lot is a convenient utility yard almost adjacent to campus. The lot is leveled, fenced, and graveled.
- Utilities: Water (Public, On-Site); Electricity (On Site); Sewer (None); Internet (Available)
- This is an ideal place to put a service company or storage lot. Purchase comes with a First Right of Refusal for the adjacent property.

Location Highlights

- Oconee County Regional Airport is less than 1/2 mile away
- The new Seneca Creek Boat landing and Clemson Intramural Fields are less than a mile away.

Offering Summary

Lot Size:	±1.95 Acres
Lease Rate:	\$3,000/month
Lease Type:	Ground Lease
Lease Term:	3-5 Years
Sale Price:	\$175,000

Acreeage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyers agent



Additional Photos



Local Amenities and Retailers

Seneca, SC



Contact Information

Reedy Commercial

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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