



1147 Ebenezer Rd, Rock Hill, SC 29732



PROPERTY DESCRIPTION

Welcome to the office you will never want to leave! Don't miss this upscale office with tremendous upside located in the heart of Rock Hill less than a mile from Winthrop University. This elegant all brick, renovated structure is situated on 1.18± acres with 440± frontage on Ebenezer Road and located on the corner of Park Avenue Extension. Attention to detail is apparent with mature landscaping framing the traditional, southern-style architecture of this well maintained jewel. Entering the lobby, visitors are greeted by gleaming hardwood flooring and unique, one-of-a-kind custom wood paneling. The spacious layout currently features two patient / consultation rooms, an executive office, conference room with fireplace feature, a full, well appointed kitchen and two full bathrooms. You will love the traditional feel of the heavy baseboards and moldings, wide interior doors and four-pane transom door. The space also features ample storage with a walk-up accessible finished attic that could be converted to an additional office. Outside, there is a detached garage, ADA ramp and beautifully inviting wraparound porch with terrazzo tile and brick terrace. As for value-add potential there is ample room for expansion, multifamily development and/or student/faculty housing on the spacious lot.

OFFERING SUMMARY

Sale Price:	\$779,000
Lot Size:	1.18 Acres
Building Size:	2,696 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	254	666	3,131
Total Population	934	2,769	9,169
Average HH Income	\$82,941	\$73,992	\$69,966

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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 301 Augusta Road
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 Greenville, SC 29601

OFFICE FOR SALE



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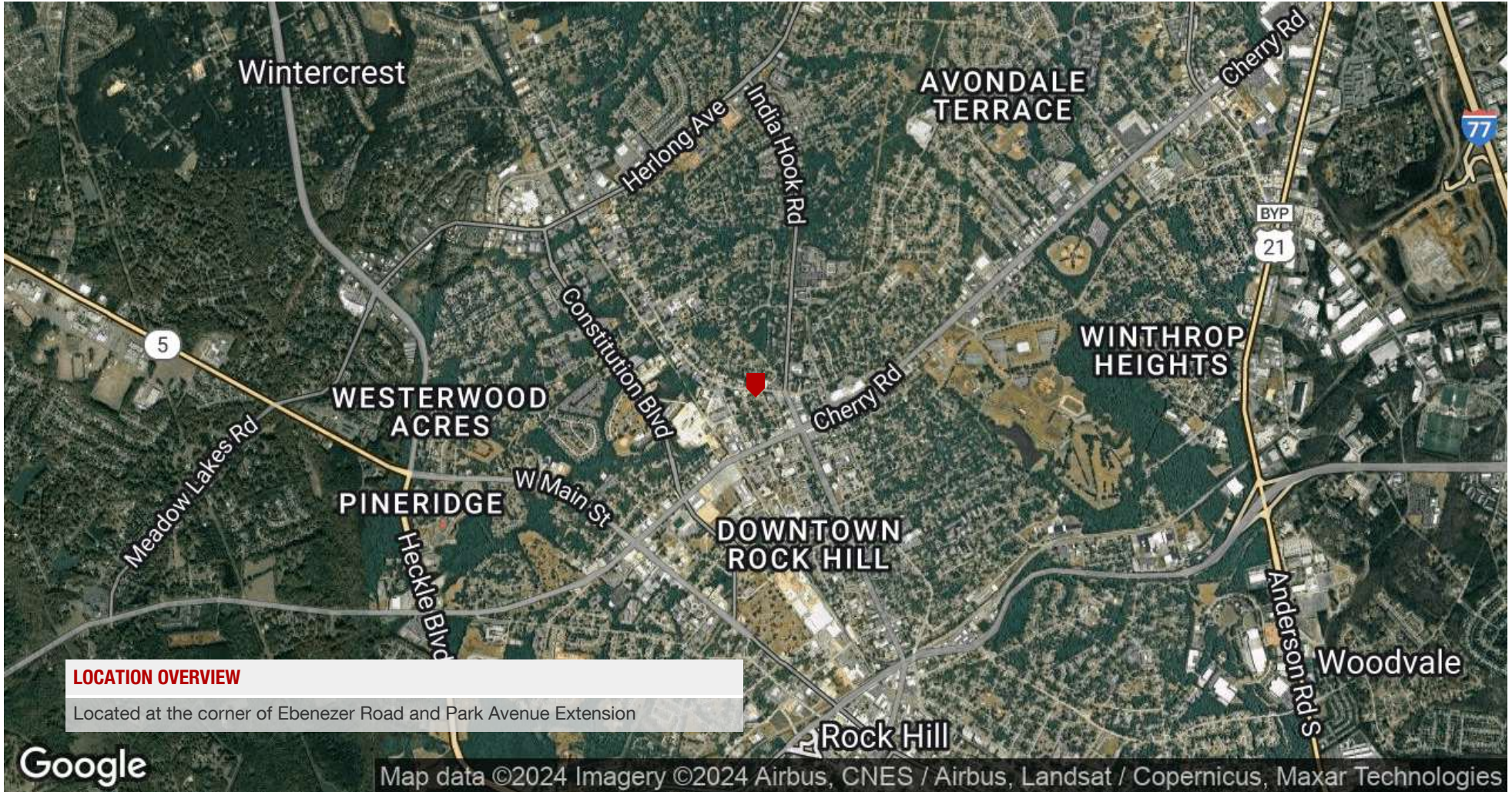
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Each Office Independently Owned and Operated kwcommercialupstate.com

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LOCATION OVERVIEW

Located at the corner of Ebenezer Road and Park Avenue Extension

Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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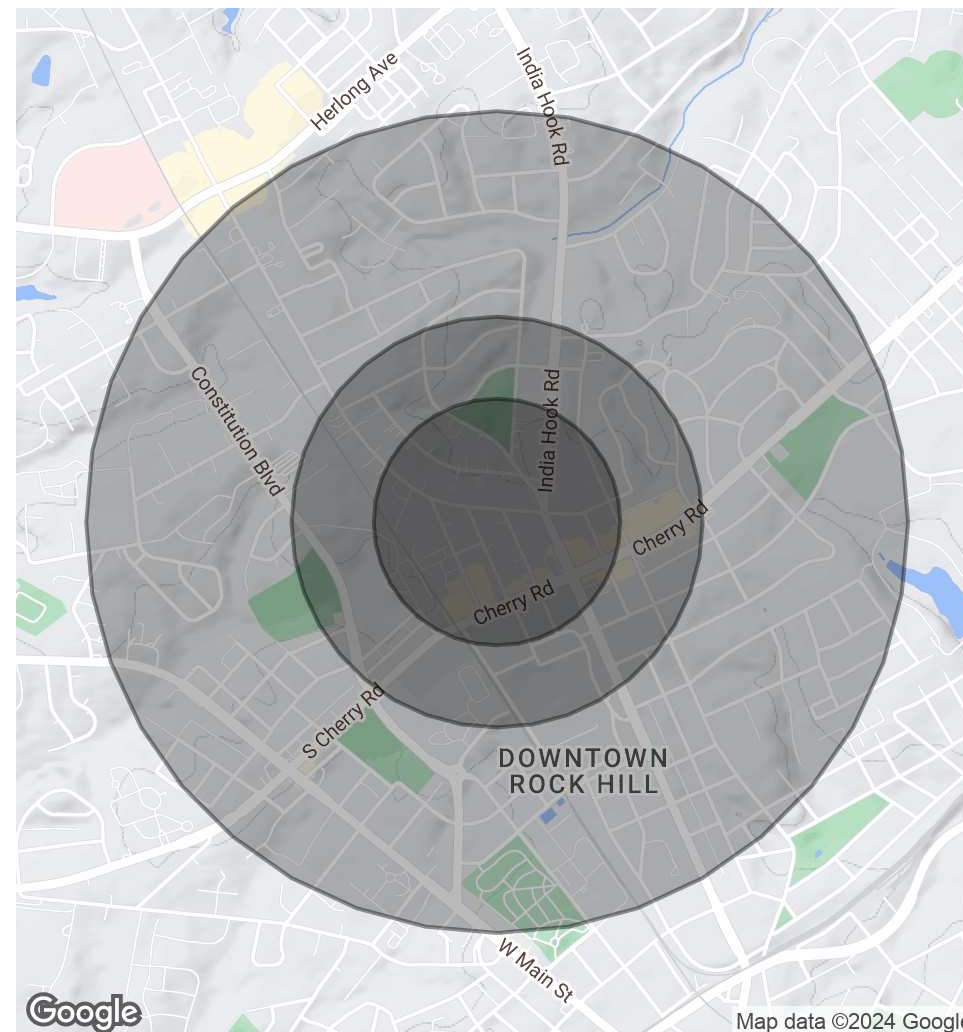


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	934	2,769	9,169
Average Age	35	32	36
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	254	666	3,131
# of Persons per HH	3.7	4.2	2.9
Average HH Income	\$82,941	\$73,992	\$69,966
Average House Value	\$197,319	\$162,346	\$214,084

Demographics data derived from AlphaMap



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