

**Commercial Corner on Celanese Road at signaled intersection.
.88+/- acre site with 219' frontage on Celanese. Older brick
ranch house is vacant and has no value- \$739,500**



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"the right way"



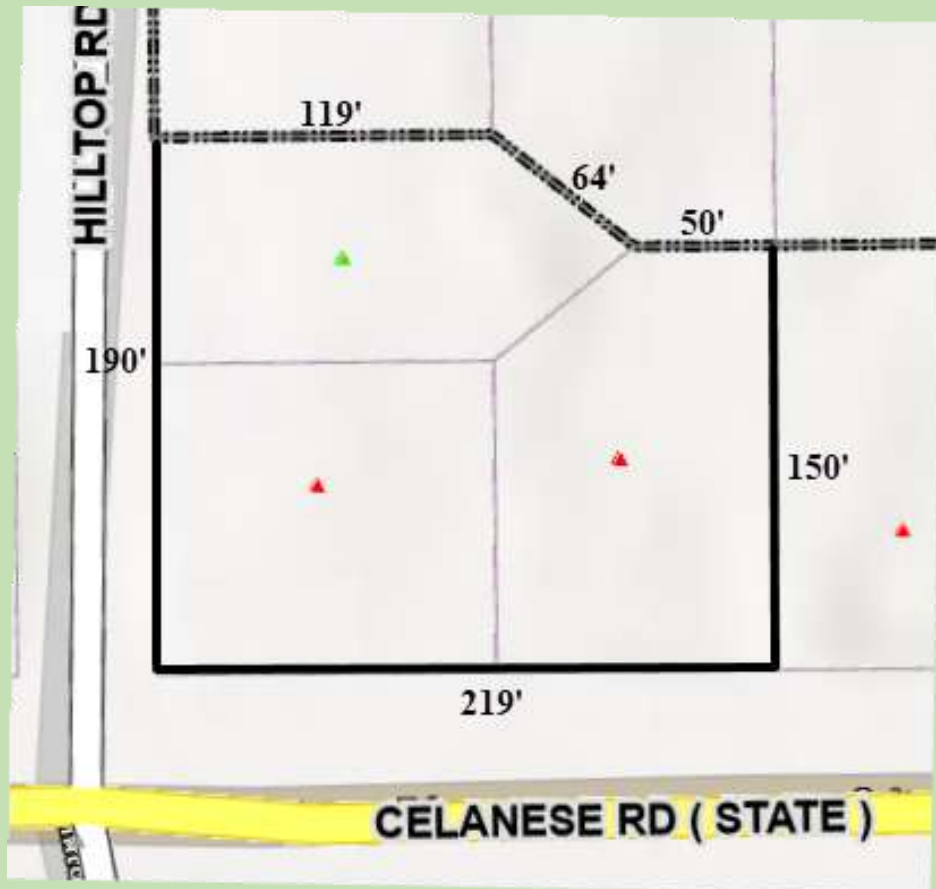
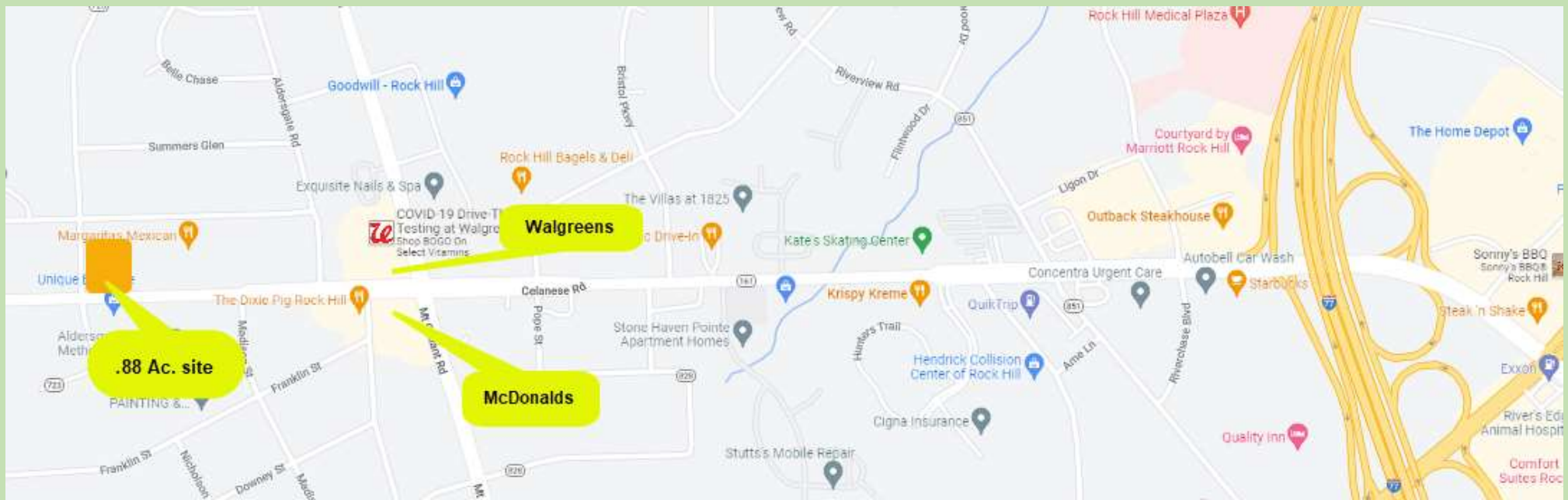
W. Reid Smith
cell: 803-417-7516
reid@reidrealestate.net

REID Real Estate
1779 Bechtler Rd.
Edgemoor, SC 29712

www.reidrealestate.net



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This commercial corner is made up of three tax parcels all owned by the same seller. SC DOT traffic count in 2022 was 41,400 vehicles per day on this section of Celanese.

Less than 1.25 miles from I-77. Celanese (Hwy. 161) is a major east – west commercial corridor through all of York County. Celanese is seven lanes across the front of this corner site.

Well suited for a new fast-food restaurant. Older home can be restored for office and some retail uses. Plats available upon request.