

For Sale:

**Office building, large shop building & 2.2 acres
at Old Nation Rd & Hwy. 21 intersection
north of Fort Mill, SC near I-77.**



This property is shown by appointment only after 5:30 pm.
Please do not discuss the sale of this property with the tenants.

This is an income producing property with established tenants.
Located in one of the hottest commercial markets in the country.
Lease details given with signed Non-Disclosure agreement.

Solid log office building has a total of nine offices with two common use restrooms and a coffee bar break area. Attractive entry area with room for a reception desk and waiting area. Nice loft area over the entry area.
Office building leased to multiple tenants as keyman spaces.
4,000 Sq. ft. shop building leased to a single tenant.
Recent survey and clean environmental report.
\$2.2 million for land and the permanent improvements.



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Licensed in both Carolinas



All information is deemed to be accurate but not guaranteed or warranted by REID Real Estate
its Agents nor the Property Owner/s. All information subject to change.



Property is served by the Fort Mill water district and an onsite waste system.

York County Natural Gas supplies the two HVAC systems and the gas logs.

Comporium is the Internet Provider. Each office has it's own internet.

