

645 EAST BAY

Fully Entitled Site with Permits Ready



FOR SALE

645 East Bay Street
Charleston, SC 29403

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**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

HISTORIC DISTRICT
REAL ESTATE



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ATLANTIC**

OFFERING SUMMARY



Introducing a rare development opportunity in one of Charleston's most dynamic downtown corridors. Positioned on East Bay Street with direct views of the Ravenel Bridge, this property offers the ability to construct three units across four stories, combining residential and commercial uses in a highly desirable, high-visibility location.

The property is fully entitled, with permits ready to be issued for a first-floor office, a second-story condo, and a third-level and fourth-level two story penthouse with sweeping views of the harbor. Located in an Opportunity Zone, all approvals have been secured, allowing for immediate development with no extended wait time.

The site encompasses approximately 0.11 acres, with approximately 4,791 SF of allowable ground coverage and up to three stories of vertical construction (per applicable zoning and planning guidelines). This is one of the few remaining opportunities to develop multiple units in downtown Charleston with this level of frontage, accessibility, and view corridor.



PRICE

\$1,449,000



ACRES

0.11



ZONING

MU-1

Old City District & Old City Height District
Opportunity Zone
Amusement and Recreation Zone



BUILDING SIZE

±6,655 SF



TAX ID

459-06-04-021

MIXED USE DEVELOPMENT OPPORTUNITY
ENTITLED TO BUILD



OFFERING SUMMARY

Location Highlights:

- One block from the Cigar Factory redevelopment
- Immediate proximity to the Union Pier redevelopment transformation corridor
- Excellent visibility and access along East Bay Street
- Harbor and Ravenel Bridge view corridors from upper levels
- Walkable to local dining, retail, and waterfront amenities

Proposed Program (Full Construction Set Conveys):

- First Floor: ±1,084 SF commercial office suite
- Second Floor: ±1,967 SF condo residence with harbor views
- Third Floor / Fourth Level: ±3,604 SF two-story, 3BR / 2.5BA condo with harbor views and a private rooftop deck

Parking:

- Two (2) dedicated parking spaces for the office user
- Two (2) dedicated parking spaces for the residential units (detached garage)
- Total: Four (4) private parking spaces

Total Proposed Building Area:

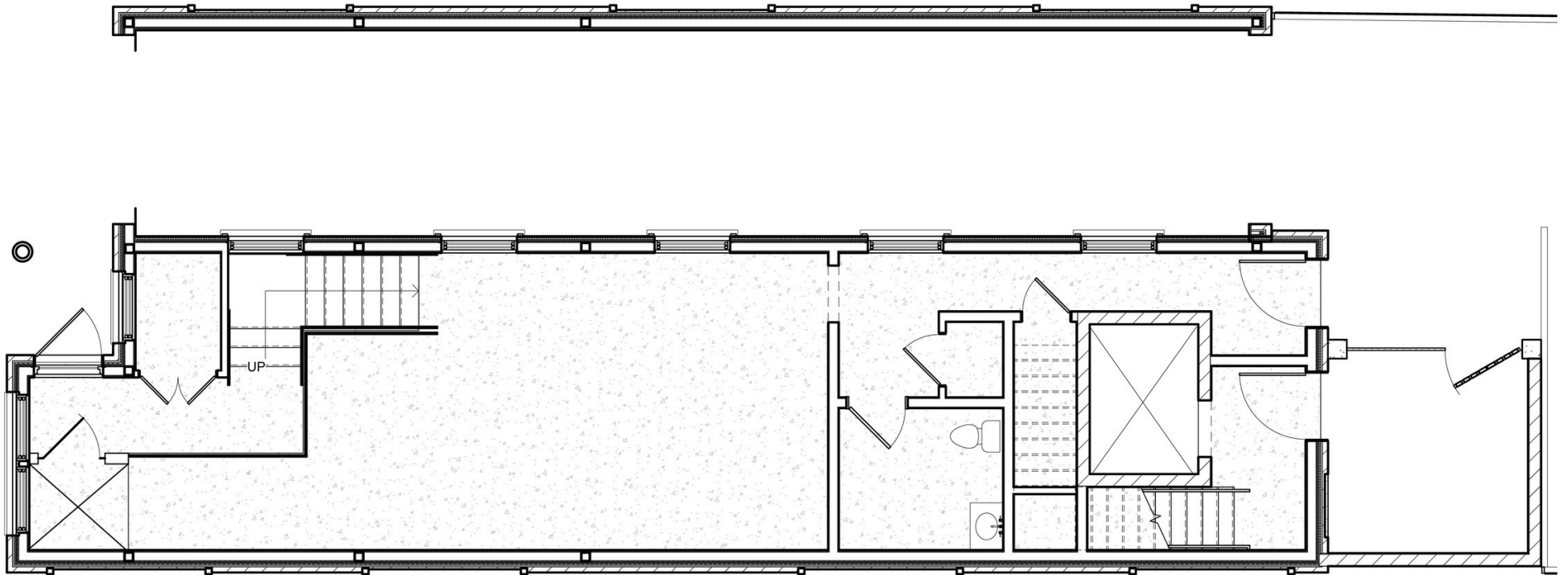
±6,655 SF This offering provides a shovel-ready path forward for investors, owner-users, or residential developers seeking a high-quality boutique mixed-use asset in a premier Charleston location. The conveyance of a completed architectural and construction plan set materially reduces both design timeline and development risk, positioning the next owner to move efficiently into permitting and execution.



FLOOR PLAN

GROUND FLOOR

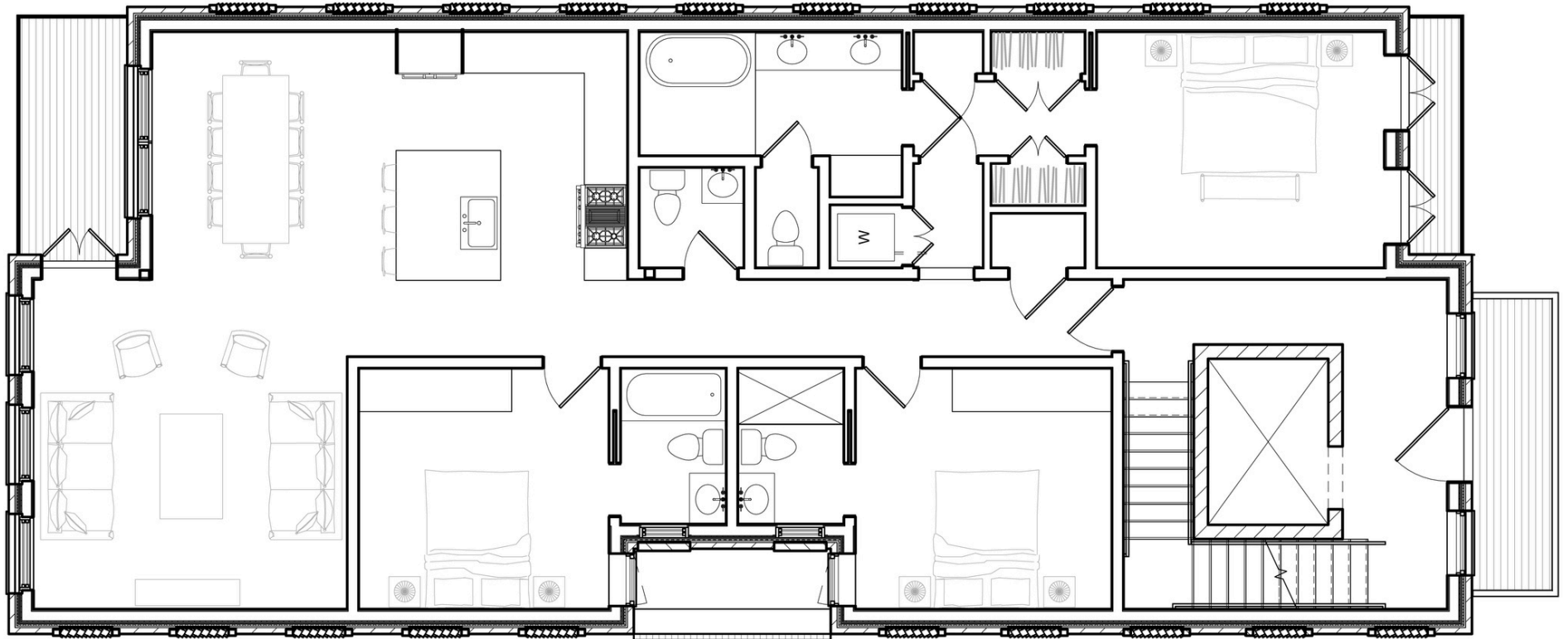
1,084 SF



FLOOR PLAN

Second Floor Condo

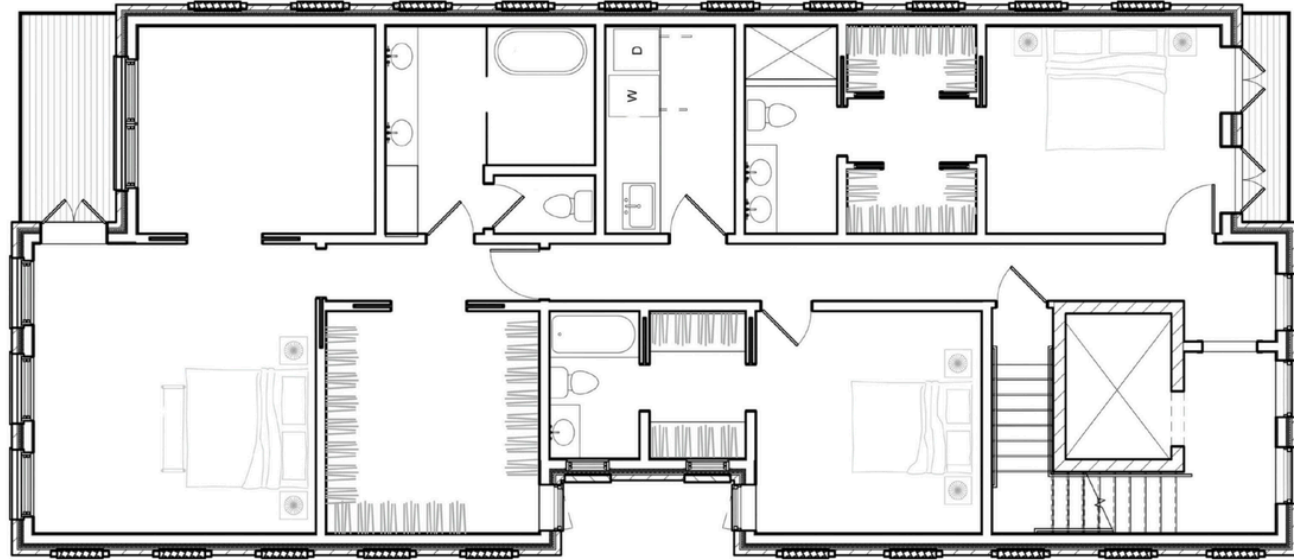
1,967 SF



FLOOR PLANS

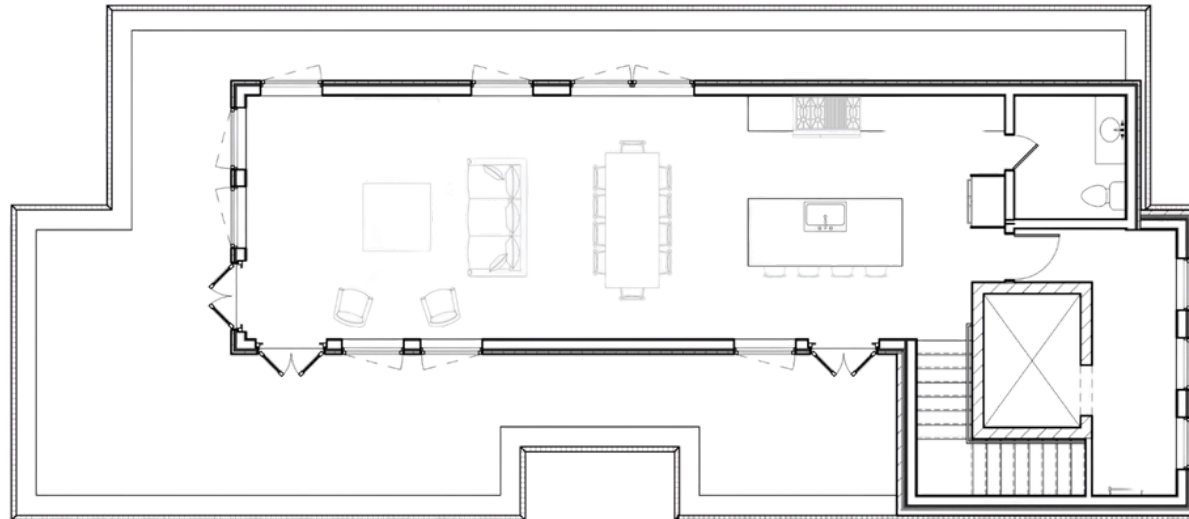
Penthouse Condo 3rd Story

1,911 SF



Penthouse Condo 4th Story

1,695 SF



RETAIL MAP



LOCATION



MIXED USE DEVELOPMENT OPPORTUNITY

AERIAL





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