

10 & 12 ANDREWS STREET

GREENVILLE, SOUTH CAROLINA 29611

FOR SALE

WEST GREENVILLE ASSEMBLAGE OPPORTUNITY

RETAIL/FLEX SPACE | ±7,203 SF building on ±1.06 AC in the Village of West Greenville



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SALE PRICE: \$1,500,000

\$350,000 (10 Andrews), \$1,200,000 (12 Andrews)

→ **Location & Site**

- Warehouse with adjacent land for sale
- 0.7 miles from South Main Street in the award-winning Downtown Greenville
- Attractive C-2 Greenville County zoning
- Across the street from Bon Secours St. Francis Downtown Hospital campus (346 beds)
- 1.06 AC total across two parcels — available separately or as an assemblage
- Corner position at Andrews St & McDavid Way with strong street visibility and multiple access points
- Mature tree canopy across both parcels

→ **12 Andrews | Building (±7,203 SF)**

- Multi-use building with distinct functional zones: gallery/retail showroom, performance/event space with a raised stage and theatrical lighting, and a workshop/fabrication bay with roll-up door
- Interior character: exposed wood beams, open painted ceilings with track lighting, polished concrete floors, exposed brick accents, well-suited for creative, hospitality, or adaptive reuse
- Currently operating as an art gallery (Artistry), demonstrating proven live-work creative use
- Surface parking lot on site

→ **10 Andrews | Land**

- Vacant, flat, open parcel with mature trees, ready for ground-up development or expansion of 12 Andrews
- Ideal complement to the improved parcel for density or phased development



PROPERTY DETAILS

Building Size	± 7,203 SF
# of Buildings	2
TMS #	0113000701002 & 0113000701001
Lot Size	± 1.06 AC
Zoning	C2 (Greenville County)
Submarket	Sterling Neighborhood, West Greenville
Frontage	±248 LF on Andrews St ±226LF on McDavid Way
Utilities	All public utilities confirmed



[Click here to view video walkthrough!](#)

Courtesy of Ben Ivins



SITE MAP



SITE SURROUNDINGS



INTERIOR PHOTOS



CONTACT

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