



THE **LITCHFIELD**
COMPANY REAL ESTATE
— COMMERCIAL —

MEDICAL OFFICE BUILDING FOR SALE
\$475,000



FOR SALE
1205 Hutto St.
ORANGEBURG, SC 29115

Cal Bruner

803-535-6208

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Libby Bryant

803-535-6254

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Front of Building



Back of Building

ABOUT THE PROPERTY

This property offers a functional and accessible layout, making it ideal for medical practices, clinics, or other professional uses requiring multiple patient rooms and office space. The ability to tap into city sewage, recent upgrades, and ADA compliance add to its appeal for potential buyers and future lessees.

- 6 Patient Rooms
- 2 Doctor Suites
- 5 Restrooms
- Ample Storage
- Space
- ADA Compliant
- Designated Parking for Staff and Patients

Location Overview

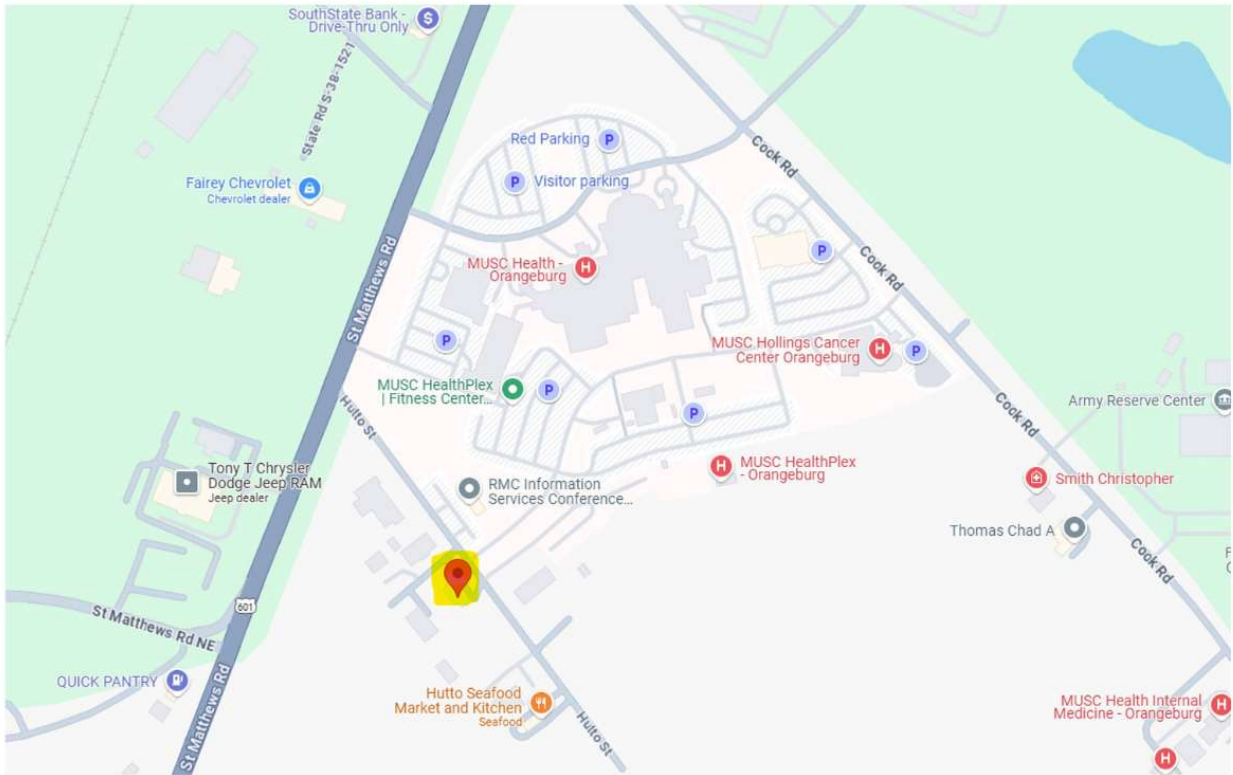
Conveniently located adjacent to MUSC Orangeburg



PROPERTY DESCRIPTIONg

1. **Square Footage: 3045 sqft**
2. **Year Built: 1985**
3. **Utilities:**
4. **Electrical: DPU**
5. **Water: DPU**
6. **Septic: Can tap into city sewage**
7. **Recent Renovations:**
8. **TMS# 0180-17-03-005.000**
9. **2024 Property Taxes: \$6,691.85**
10. **HVAC: 2 units, both within 5 years old**
11. **Roof Age: 6-8 years**
12. **New doors and windows**
13. **Fresh paint**





**Palmetto Primary Care Physicians -
1205 Hutto St
Fire Evacuation Plan**

