

FOR SALE

700 W Main St | Spartanburg, SC 29301



In Association with Carolina Moves LLC | A Licensed South Carolina Broker

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1. The Offer Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Sponsor.

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700 W Main Motel

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Sale Overview

Monthly Rents	Unit count	Sq ft	Price
Avg \$30-40k	33	11,739	\$2.5mm

PROPERTY SUMMARY

Address	700 W Main St
Parking	On site parking
Renovated	2025
Building Size	± 11,739 SF
Parcel Size	±1.78 Acres

PROPERTY HIGHLIGHTS

Rare opportunity to acquire a stabilized, cash-flowing extended stay asset in the heart of Spartanburg's fast-growing West Main corridor. Originally a motel, 700 West Main has been successfully repositioned as a 33-unit weekly and monthly stay community serving Spartanburg's deep workforce housing demand.

The Property

All 33 units are studio, one bath configurations leased on flexible weekly and monthly terms, with base rents ranging from \$1000 to \$1,200 per month per occupied unit. The flexible stay model commands premium per-square-foot rents relative to traditional multifamily while maintaining consistently strong occupancy. Ownership invested over \$400,000 in unit renovations in 2025 alone (electrical, plumbing, HVAC, and full unit turns), meaning much of the heavy lifting is already done.

The Opportunity

Extended stay and workforce housing remain among the most resilient and undersupplied segments in the Upstate. With Spartanburg's continued industrial and population growth, 700 West Main offers a new owner immediate cash flow, a proven operating model, and multiple paths to push income: rate optimization, utility recapture, and conversion of remaining month-to-month tenancies to structured terms.

Property Overview | Location Map



Property Overview | Current Photos





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