

NEW



Multi Use Building - Blanding & Bull Streets

1.16 +/- Acres | Richland County, SC | \$2,250,000



National Land Realty
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PROPERTY SUMMARY

Address - 1505 Blanding Street; Columbia, SC 29201

Building Size - 16,489+- SF

Lot Size - 1.16 acres

TMS #R11403-16-13

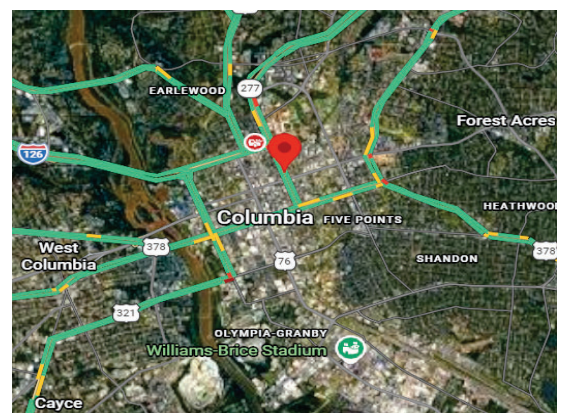
Parking - 75 on-site spaces; 12 on-street spaces (5 per 1,000/SF)

Year Built - 1950's

Offered for sale is a 16,489/SF, two-story commercial building situated on 1.16 acres in downtown Columbia, SC, just three blocks off Main Street. The property is located in the Robert Mills Historic District overlay, and the current City of Columbia zoning allows for a wide range of commercial uses.

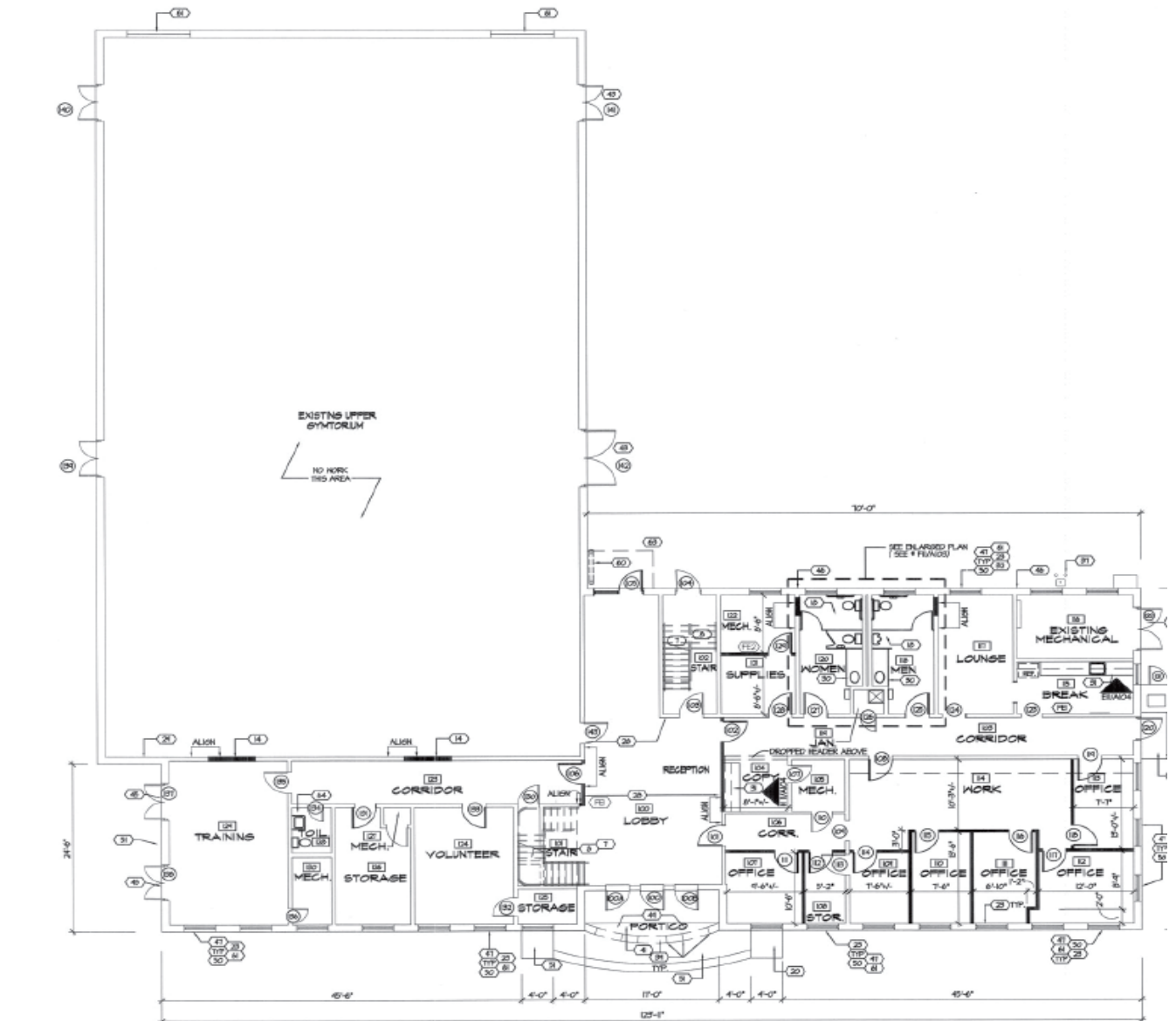
Ample on-site parking exists both on-site and on-street at a ratio of 5 spaces per 1,000 SF, with the ability to add additional parking at the northeast corner of the property.

The building was recently occupied by UNUMB Autism Academy, whose lease expired in June 2026.



PROPERTY HIGHLIGHTS

- 16,489/SF building; well located in the heart of Columbia's Central Business District, Bull Street District and the University of South Carolina
- Ample parking - 75 on-site spaces and 12 on-street spaces available, with the ability to add additional parking spaces at the northeast portion of the property
- Suitable for a variety of uses - office, medical, residential, charter school and/or mixed use
- Potential Bailey Bill tax credits available with property renovation
- Building constructed in the 1950's
- Approximately 5,500+/- SF per floor of existing office space
- The existing 5,500+/- SF of climate controlled open space (along the Bull Street side of the building) was originally design and used a gymnasium
- Richland County TMS #R11403-16-13





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