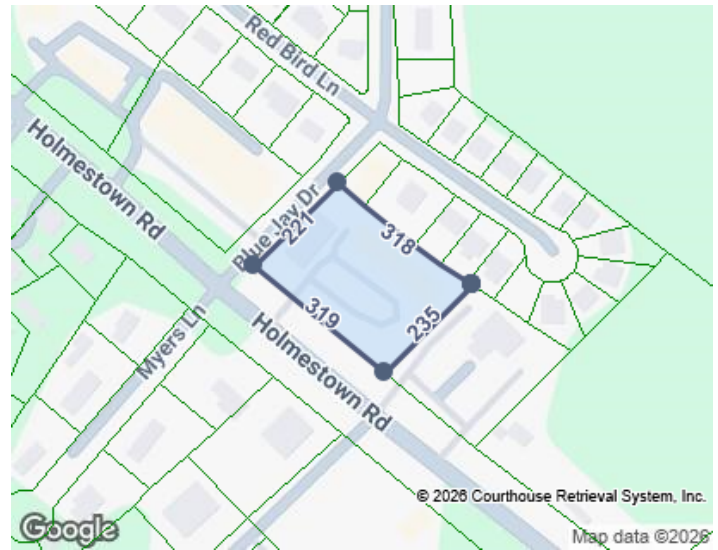




Esti simantov
Own myrtle real Estate LLC
8434579780
esimantov@yahoo.com



Monday, July 13, 2026



LOCATION

Property Address 3170 Holmestown Rd
Myrtle Beach, SC 29588-7848



Subdivision

County Horry County, SC

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 45810040031

Alternate Parcel ID 1910001220

Account Number

District/Ward Socastee Rec

2010 Census Trct/Blk 516.01/3

Assessor Roll Year 2025

PROPERTY SUMMARY

Property Type Commercial

Land Use Comm Primary

Improvement Type Office Building

Square Feet 68942

CURRENT OWNER

Name Hr22 LLC

Mailing Address 45 Arnold Blvd
Howell, NJ 07731-2768

SCHOOL INFORMATION

These are the closest schools to the property

Burgess Elementary School 1.2 mi
Elementary: Pre K to 4 Distance

St. James Intermediate 1.1 mi
Primary Middle: 5 to 6 Distance

St James Middle School 1.6 mi
Middle: 7 to 8 Distance

St. James High School 2.7 mi
High: 9 to 12 Distance

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$39,368.74
2024			\$39,368.74
2023		\$36,321.60	\$36,857.14
2018			\$18,228.50
2017			\$18,248.62

2015	\$18,400.63
2014	\$10,903.89
2013	\$9,374.11
2010	\$9,181.81

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Office Building	Condition	Average	Units
Year Built	1997	Effective Year		Stories 1
BRs		Baths		Rooms
Total Sq. Ft.	323			
Building Square Feet (Living Space)		Building Square Feet (Other)		

- CONSTRUCTION

Quality	Average	Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall	Wood Frame	Heat Type
Structural Framing		Bathroom Tile
Fireplace		Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: BUILDING

Building # 2

Type	Hounitr	Condition	Average	Units
Year Built	1997	Effective Year		Stories 1
BRs		Baths		Rooms
Total Sq. Ft.	7,559			
Building Square Feet (Living Space)		Building Square Feet (Other)		

- CONSTRUCTION

Quality	Average	Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall	Wood Frame	Heat Type
Structural Framing		Bathroom Tile
Fireplace		Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: BUILDING

Building # 3

Type	Convenience Market	Condition	Average	Units
Year Built	1997	Effective Year		Stories 1
BRs		Baths		Rooms
Total Sq. Ft.	7,559			
Building Square Feet (Living Space)			Building Square Feet (Other)	

- CONSTRUCTION

Quality	Average	Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall	Wood Frame	Heat Type
Structural Framing		Bathroom Tile
Fireplace		Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: BUILDING**Building # 4**

Type	Hounitr	Condition	Average	Units
Year Built	1997	Effective Year		Stories 1
BRs		Baths		Rooms
Total Sq. Ft.	7,559			
Building Square Feet (Living Space)			Building Square Feet (Other)	

- CONSTRUCTION

Quality	Average	Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall	Wood Frame	Heat Type
Structural Framing		Bathroom Tile
Fireplace		Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: BUILDING**Building # 5**

Type	Office Building	Condition	Average	Units
Year Built	1997	Effective Year		Stories 1
BRs		Baths		Rooms
Total Sq. Ft.	323			

Building Square Feet (Living Space)		Building Square Feet (Other)	
- CONSTRUCTION			
Quality	Average	Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	
Exterior Wall	Wood Frame	Heat Type	
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	
- OTHER			
Occupancy		Building Data Source	

PROPERTY CHARACTERISTICS: BUILDING

Building # 6

Type	Office Building	Condition	Average	Units	
Year Built	1997	Effective Year		Stories	1
BRs		Baths		Rooms	
Total Sq. Ft.	323				

Building Square Feet (Living Space)		Building Square Feet (Other)	
- CONSTRUCTION			
Quality	Average	Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	
Exterior Wall	Wood Frame	Heat Type	
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	
- OTHER			
Occupancy		Building Data Source	

PROPERTY CHARACTERISTICS: BUILDING

Building # 7

Type	Hounitr	Condition	Average	Units	
Year Built	1997	Effective Year		Stories	1
BRs		Baths		Rooms	
Total Sq. Ft.	7,559				

Building Square Feet (Living Space)		Building Square Feet (Other)	
- CONSTRUCTION			
Quality	Average	Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	

Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall	Wood Frame	Heat Type
Structural Framing		Bathroom Tile
Fireplace		Plumbing Fixtures
- OTHER		
Occupancy		Building Data Source

PROPERTY CHARACTERISTICS: BUILDING

Building # 8

Type	Convenience Market	Condition	Average	Units
Year Built	1997	Effective Year		Stories
BRs		Baths		Rooms
Total Sq. Ft.	7,559			
Building Square Feet (Living Space)		Building Square Feet (Other)		

- CONSTRUCTION

Quality	Average	Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall	Wood Frame	Heat Type
Structural Framing		Bathroom Tile
Fireplace		Plumbing Fixtures
- OTHER		
Occupancy		Building Data Source

PROPERTY CHARACTERISTICS: BUILDING

Building # 9

Type	Office Building	Condition	Average	Units
Year Built	1997	Effective Year		Stories
BRs		Baths		Rooms
Total Sq. Ft.	323			
Building Square Feet (Living Space)		Building Square Feet (Other)		

- CONSTRUCTION

Quality	Average	Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall	Wood Frame	Heat Type
Structural Framing		Bathroom Tile

Fireplace	Plumbing Fixtures
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- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: BUILDING

Building # 10

Type	Convenience Market	Condition	Average	Units
Year Built	1997	Effective Year		Stories 1
BRs		Baths		Rooms
Total Sq. Ft.	7,559			
Building Square Feet (Living Space)		Building Square Feet (Other)		

- CONSTRUCTION

Quality	Average	Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall	Wood Frame	Heat Type
Structural Framing		Bathroom Tile
Fireplace		Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: BUILDING

Building # 11

Type	Hounitr	Condition	Average	Units
Year Built	1997	Effective Year		Stories 1
BRs		Baths		Rooms
Total Sq. Ft.	7,559			
Building Square Feet (Living Space)		Building Square Feet (Other)		

- CONSTRUCTION

Quality	Average	Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall	Wood Frame	Heat Type
Structural Framing		Bathroom Tile
Fireplace		Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: BUILDING

Building # 12

Type	Convenience Market	Condition	Average	Units
Year Built	1997	Effective Year		Stories 1
BRs		Baths		Rooms

Total Sq. Ft. 7,559

Building Square Feet (Living Space)

Building Square Feet (Other)

- CONSTRUCTION

Quality	Average	Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall	Wood Frame	Heat Type
Structural Framing		Bathroom Tile
Fireplace		Plumbing Fixtures

- OTHER

Occupancy

Building Data Source

PROPERTY CHARACTERISTICS: BUILDING

Building # 13

Type	Hounitr	Condition	Average	Units
Year Built	2000	Effective Year		Stories 2
BRs		Baths		Rooms

Total Sq. Ft. 7,178

Building Square Feet (Living Space)

Building Square Feet (Other)

- CONSTRUCTION

Quality	Average	Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall	Wood Frame	Heat Type
Structural Framing		Bathroom Tile
Fireplace		Plumbing Fixtures

- OTHER

Occupancy

Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Shed - Utility	153 SF	1997	AVERAGE
Shed - Utility	153 SF	1997	AVERAGE
Shed - Utility	153 SF	1997	AVERAGE
Shed - Utility	153 SF	1997	AVERAGE
Paving	11036		

Canopy	57 SF
Canopy	114 SF
Canopy	111 SF
Paving	784 SF
Canopy	925 SF
Canopy	925 SF
Canopy	38 SF
Canopy	18 SF
Canopy	27 SF
Canopy	485 SF
Canopy	485 SF
Canopy	99 SF
Canopy	120 SF

PROPERTY CHARACTERISTICS: LOT

Land Use	Comm Primary	Lot Dimensions	
Block/Lot		Lot Square Feet	71,003
Latitude/Longitude	33.625277°/-79.008335°	Acreage	1.63

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	HC	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	138/128
Block/Lot		District/Ward	Socastee Rec
Description	Parcel B		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	45051C0695K	12/16/2021
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	45051C0782K	12/16/2021

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
2510132	For Sale	04/22/2025	04/22/2025	\$4,500,000			Ester Esti Simantov	Own Myrtle Real Estate		
2302570	Withdrawn	05/31/2023	02/09/2023	\$5,700,000			Ester Esti Simantov	Own Myrtle Real Estate		
2302580	Withdrawn	05/03/2023	02/09/2023	\$11,000,000			Ester Esti Simantov	Own Myrtle Real Estate		
1404210	Sold	12/19/2014	03/04/2014	\$1,275,000	12/15/2014	\$1,175,000	Dan Hollingsworth	Realty One Group	Tamara A Wolfe	Realty Group Of

Property Report for 3170 HOLMESTOWN RD, cont.

					Dockside		South Carolina	
1110499	Expired	03/16/2012	06/15/2011	\$36,500	John Bunting	Tradd Commercial		