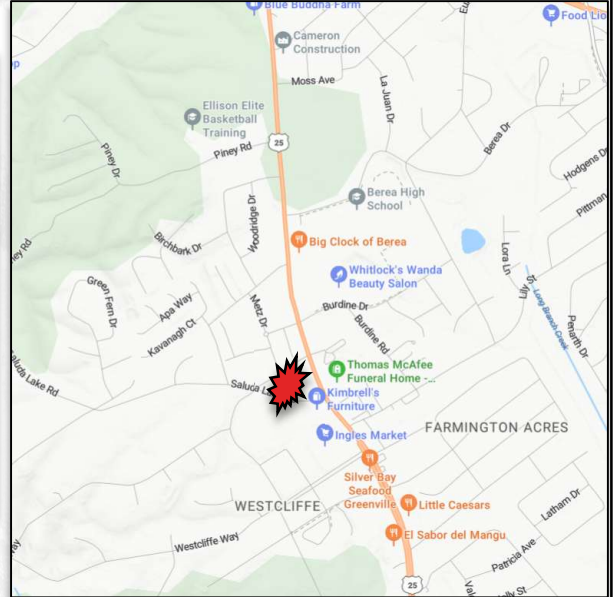


FOR SALE



CARDINAL

COMMERCIAL PROPERTIES™



736 Saluda Lake Rd, Greenville, SC 29611

SQUARE FEET: +/- 3,067

SALES PRICE: \$850,000

TAX MAP: B003020400400

COUNTY: GREENVILLE

ZONING: O-D

- ±3,067 SF two-story daycare/office building situated on ±0.37 acres.
- Configured for daycare use (approved for up to ±60 children).
- 4 classrooms and 2 ADA-compliant restrooms.
- ADA accessible building with handicap ramp.
- 8 striped parking spaces with a dedicated drop-off lane for easy traffic flow.
- Outdoor playground area.
- White vinyl fence installed.
- Durable Hardie board exterior and trim.
- Recently updated with new roof, new gutters, and new window tint.
- Well-maintained, turnkey condition.
- Leaseback opportunity with current owner (potential immediate income).

FOR MORE INFORMATION
CONTACT:

Robert Leland Brissie Jr., CCIM
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864-559-8227

rob@cardinalcommercialproperties.net

Lou Brissie
Senior Associate
864-421-4447

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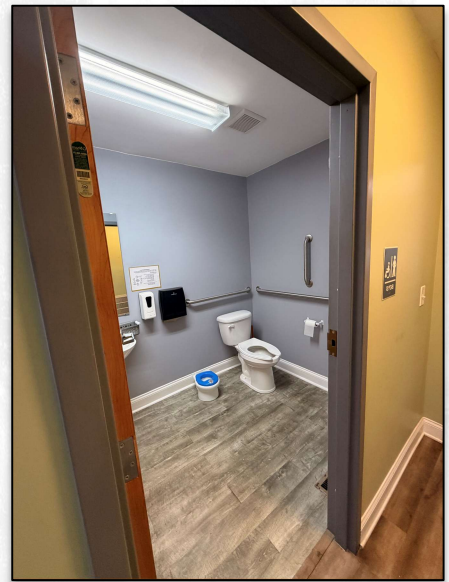
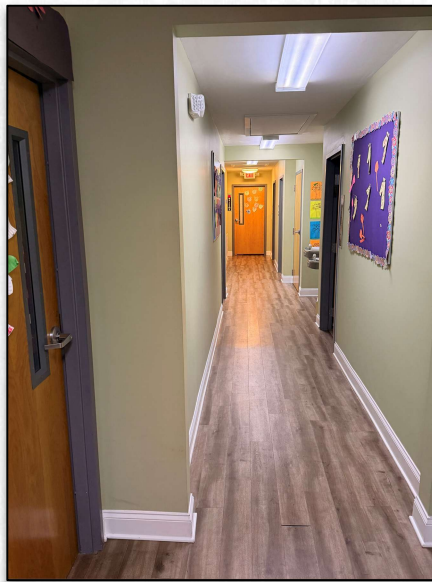
Information contained in this marketing brochure has been obtained from sources that are deemed reliable. We have no reason to doubt the accuracy contained herein but do not guarantee it. All information should be verified prior to purchase or lease. All properties are subject to change or withdrawal without prior notice.



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