

FOR SALE



CHARLESTON MULTI-FAMILY INVESTMENT



112 RUTLEDGE AVENUE

CHARLESTON, SC 29401



SALES PRICE:
\$2,895,000



SPACE:
6,369 SF



ACREAGE:
0.04 AC



PARCEL ID:
457-03-02-120

4 Units

Richard Morse, CCIM

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PROPERTY OVERVIEW

112 RUTLEDGE AVENUE
CHARLESTON, SC 29401



CHARLESTON MULTI-FAMILY INVESTMENT



OVERVIEW

112 Rutledge Avenue is a beautifully renovated mixed-use investment opportunity in the heart of Charleston's historic Harleston Village - one of the city's most coveted and walkable neighborhoods.

Originally built in 1925 and thoughtfully renovated in 2019, the property blends classic Charleston character with modern updates, improved building systems, and flexible income-producing space.

The ground-floor medical office space is secured by a long-term lease through December 2029, providing reliable cash flow. Above, the second and third floors include three residential units totaling nine bedrooms and four bathrooms, including one recently renovated unit currently available.

The property also includes ten dedicated parking spaces - a rare downtown amenity - with spaces allocated to both the medical tenant and residential units.

Broker Richard Morse is also the owner.
TMS #: 457-03-02-120, 457-03-02-162, 457-03-02-163,
457-0-02-165, 457-03-02-165.

HIGHLIGHTS

- 1 Mixed-Use Investment**
Medical office plus three residential units in a highly desirable Charleston neighborhood.
- 2 Long-Term Medical Lease**
Ground-floor space leased through December 2029, providing reliable cash flow.
- 3 10 Dedicated Parking Spaces**
Rare downtown parking, with spaces allocated to both medical and residential tenants.
- 4 Prime Harleston Village Location**
Near CofC, MUSC, shopping, restaurants, and downtown attractions.
- 5 Strong Investment Potential**
Stable in-place income, future upside, and one available renovated unit.

INTERIOR FEATURES

112 RUTLEDGE AVENUE, CHARLESTON, SC 29401



UPDATED KITCHEN

Modern finishes and ample storage for everyday convenience.



HISTORIC LIVING SPACE

Timeless charm with original details and generous proportions.



BRIGHT BEDROOM

Inviting space filled with natural light and classic character.

INTERIOR HIGHLIGHTS



UPDATED FINISHES



HARDWOOD FLOORS



HIGH CEILINGS



NATURAL LIGHT

LOCATION & INVESTMENT HIGHLIGHTS



CHARLESTON MULTI-FAMILY INVESTMENT



WHY THIS PROPERTY



HISTORIC CHARLESTON CHARACTER

Beautifully renovated property in the heart of a historic neighborhood.



DOWNTOWN LOCATION

Steps to King Street, restaurants, shops, and Charleston's business district.



4-UNIT CONFIGURATION

Well-designed mix of units ideal for long-term tenants.



INCOME POTENTIAL

Strong rental demand and excellent investment fundamentals.



FOR MORE INFORMATION
palmettocommercialproperties.com



Built with Integrity.
Invested in Community.