



PROPERTY FEATURES

- Gross Building Area: 18,233 SF
- Total Rentable SF: 16,977 RSF
 - Credit Tenant (Wells Fargo) occupies 49.6% (8,422 RSF) First Floor
 - Second Floor: 8,555 RSF
- +/-2.18 Acres (Entire City Block)
- Ample On-Site Parking
- Zoning: C-1
- Priced Below Replacement Cost
- Price: \$2,250,000



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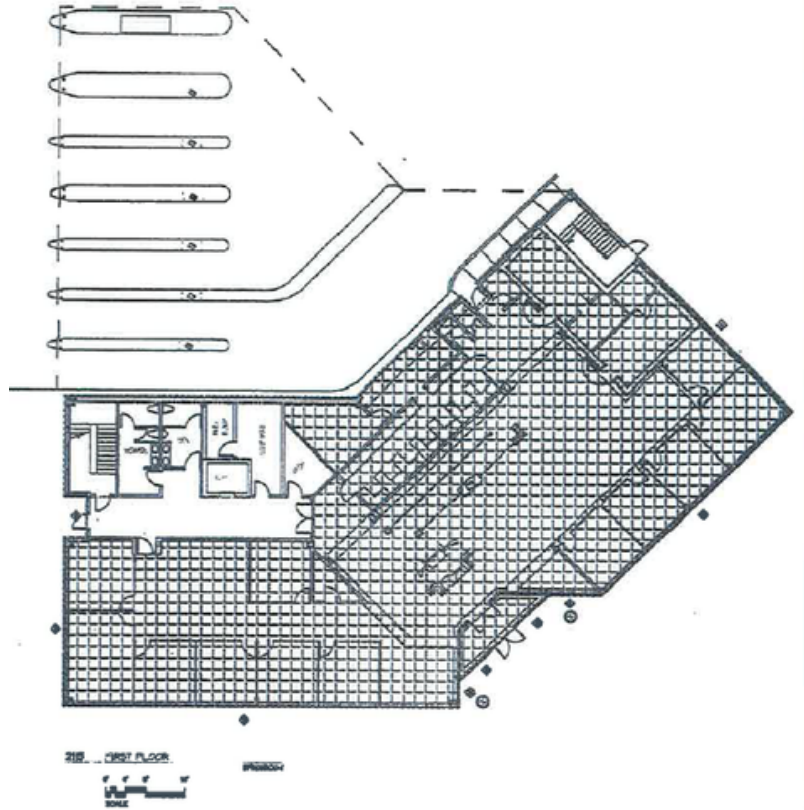
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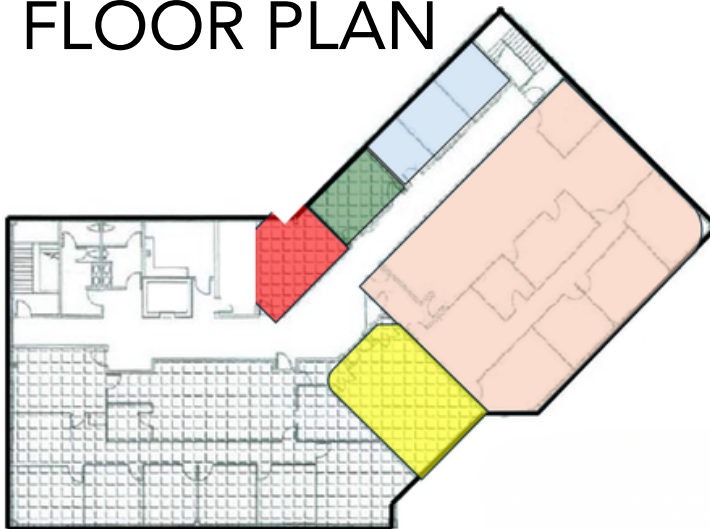
DISCLOSURE: Wells Fargo Maintains a ROFR

No warranty is made as to the accuracy of this information, and same is submitted subject to errors, omissions, price change, rental or other conditions, withdrawal without notice, and any special listing conditions imposed by our principals. William J. Alexander, IV – Broker In Charge

FIRST FLOOR PLAN



SECOND FLOOR PLAN



CURRENTLY VACANT:

	3,200 Square Feet
	395 Square Feet
	1,112 Square Feet
	216 Square Feet
	280 Square Feet



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WINDSOR AUGHTRY

COMMERCIAL GROUP

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ANDERSON, SC

OFFICE FOR SALE



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