



3904 - 3914 AUGUSTA ROAD GREENVILLE . SOUTH CAROLINA 29605

available for sale:

± 1.4 AC

Multiple buildings totaling ±7,500 SF

Sales Price: \$825,000

property highlights

- Value-add opportunity with existing income, ideal for owner-occupant to take over short term lease
- Five tenants currently in place
- Contact broker for rent roll
- Proforma income: \$65,791 (8% cap)
- Ample on-site parking
- Conveniently located just off I-85 and minutes from Augusta Road's blooming retail corridor
- Neighboring rental house can potentially be included (contact broker for details)

exclusively listed by:

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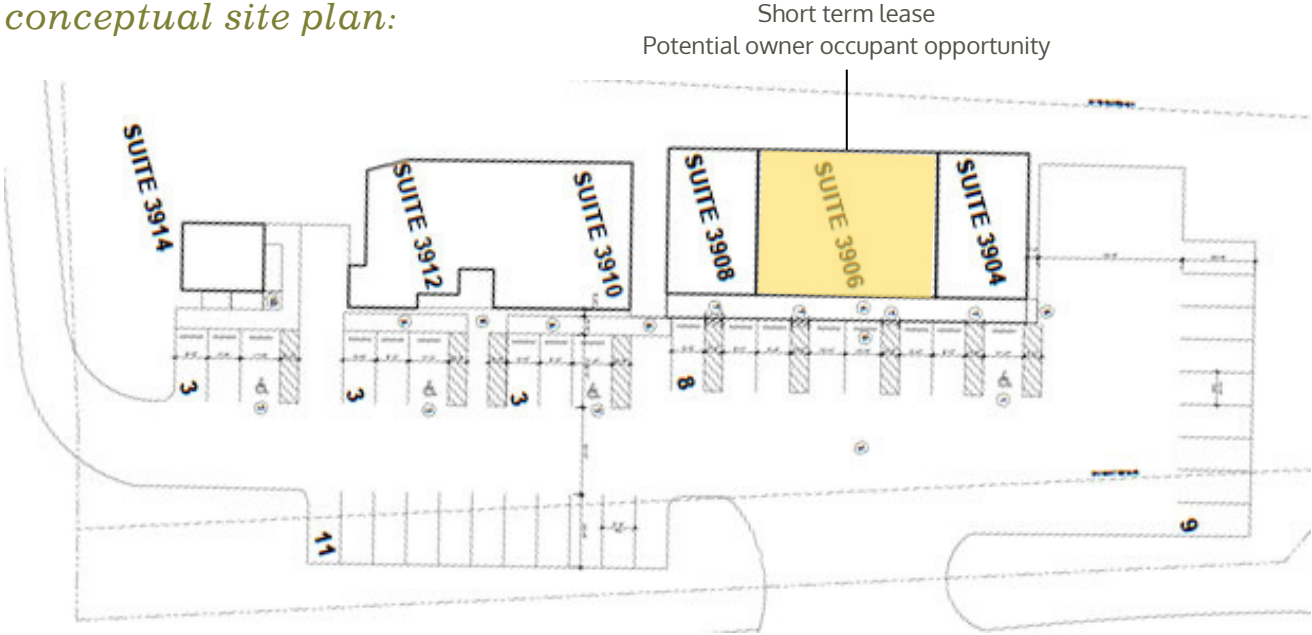


GREENVILLE COUNTY TAX MAP NO.0366000300500

GREENVILLE COUNTY TAX MAP NO.036600500100 potentially included


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conceptual site plan:



exterior photo:



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property location

