

ALL FIELDS DETAIL



MLS #	2617141	Present Use	Office
Status	ACTIVE		/Warehouse
Type	Industrial	Business Offered	No
Address	1131 Shine Ave.	Inside City Limits	Yes
Address 2	Unit 7	Environmental Study	No
City	Myrtle Beach	Wetlands	No
State	SC	Underground	No
Zip	29577	Storage Tanks	
Area	16G Myrtle Beach Area-	Signed Disclosure	No
	-Southern Limit to 10TH	Designated Flood	No
	Ave N	Plain	
Class	COMMERCIAL		
	/INDUSTRIAL		
Asking Price	\$7,500		
Sale/Rent	For Rent		



GENERAL

Number of Acres	7.350000	TMS/PIN#	44215030014
Agent Hit Count	75	2nd TMS/PIN #	
4 Sided Lot Measurement	868x333x740x369	3rd TMS/PIN #	
Client Hit Count	2	Listing Office	CB Sea Coast Commercial - Office:
County	Horry		843-650-0998
Stipulation of Sale	None	Legal Description	M B A F B SD BLDG 214; LOT 3 BL7
Type of Agency	Exclusive Right to Lease	Seating Capacity	
Owners Name	Wild Horse Land Holdings, LLC	Est. Gross SqFt	
Name of Business		Net Leasable Space	10,000 sf
# of Stories	1	Estm. Road Frontage	868 Feet
Listing Agent	Gary L Roberts - Cell: 843-251-2129	Total Parking Spaces	Open
Non-Conforming (Y/N)	No	Building Rented (Y/N)	No
Co-Listing Agent	Hampton Roberts - Cell: 843-798-7862	Buildings	1
List Team		Number of Units	7
Zoning	C-11	MLS Approved Lockbox	No
Gross Annual Income		Triple Net Charges/mo.	N/A
Section/Subdivision	The Market Common	Update Date	8/20/2026
GAI Projected-Existing		Status Date	7/8/2026
Gross Annual Oper. Exp.		HotSheet Date	8/20/2026
GAOE Projected-Existing		Price Date	8/20/2026
Net Annual Oper. Income		Input Date	7/8/2026 11:37 AM
Listing Date	6/25/2026	Associated Document Count	0
Previous Tax Map#		Original Price	\$12,500
Eave Height Ft.		Days On Market	56
Start Showing Date		Building Area Source	
Zip	29577	Lot Size Source	Estimated
Last Photo Update Date		Total Heated Sq Ft	10,000
Listing Visibility Type	MLS Listing	Display on Realtor.com	Yes
Picture Count	19	Listing Service	Full Service
Search By Map		Off Market Date	
Input Date	7/8/2026 11:37 AM	Geocode Quality	Manually Placed Pin
VOW Include	Yes	Sold Price Per SQFT	
VOW Comment	Yes	Display on Internet	Y
Unique Property Identifier		Update Date	8/20/2026 3:51 PM
Floor Plans Count	0	VOW Address	Yes
		VOW AVM	Yes
		RESO Universal Property Identifier	
		Floor Plans Update Date	

FEATURES

Exterior Finish	Lease Type	Additional Amenities
Concrete and Steel	Escalate	Truck Doors
Heating/Cooling	Possession	Loading Dock
Central Heat	Subject to Lease	Sprinkler System
Central Air	Showing	Office(s)
	Call Listing Agent	Restrooms - Private
		Inside Storage

FINANCIAL

Base Rent per Sq. Ft.
Annual Insurance
Approximate Year Built 1954

Annual Taxes
Annual Cam per Sq. Ft.

SOLD STATUS

How Sold
Contract Date
Closing Date
Selling Agent
Selling Office
Lease Type Gross

Aggregate Value
Sold / Lease Price
Total Sq Ft 10000
Total Sq. Ft. Under Roof 10,000
Sellers Concession
Lease Terms/Months 36 Months

DRIVING DIRECTIONS

Driving Directions Travel North on Highway 17 Business. Three miles north of the Highway 544 Intersection, turn left onto Farrow Parkway. Approximately 0.75 miles, turn right onto Shine Avenue. Building will be on the left at the corner of Shine Avenue and Phillis Boulevard. Available unit is on the south, west side of the building.

AGENT TO AGENT REMARKS

Agent to Agent Remarks Minimum Lease Term is Three Years. Options Available. 10,000 Square Feet.

PUBLIC REMARKS

Public Remarks Office / Warehouse For Lease at Market Commons. The unit is prime commercial/industrial space that is adjacent to Market Commons on Phyllis Avenue and Shine Avenue in Myrtle Beach, SC. The unit consists of a four temp controlled offices, two restrooms, and a large warehouse with two loading docks with overhead doors. The warehouse/shop space has been heated and cooled. The unit is available now. Excellent building and location for distribution operation, light manufacturing or assembly work. The surrounding area includes the Myrtle Beach International Airport, professional offices, retail shops, restaurants & large residential communities.

SHOWING INSTRUCTIONS

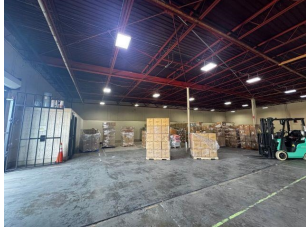
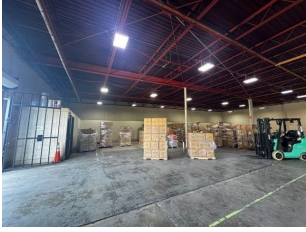
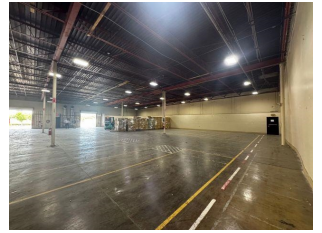
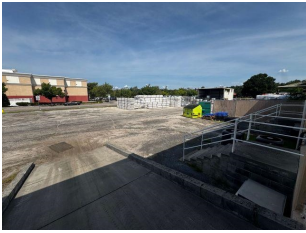
ShowingTime Instructions Call Listing Agent Hampton Roberts 843-798-7862 or Gary Roberts 843-251-2129

GENERAL

Price Per SQFT \$0.75

ADDITIONAL PICTURES





DISCLAIMER

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