

# COMMERCIAL LISTING

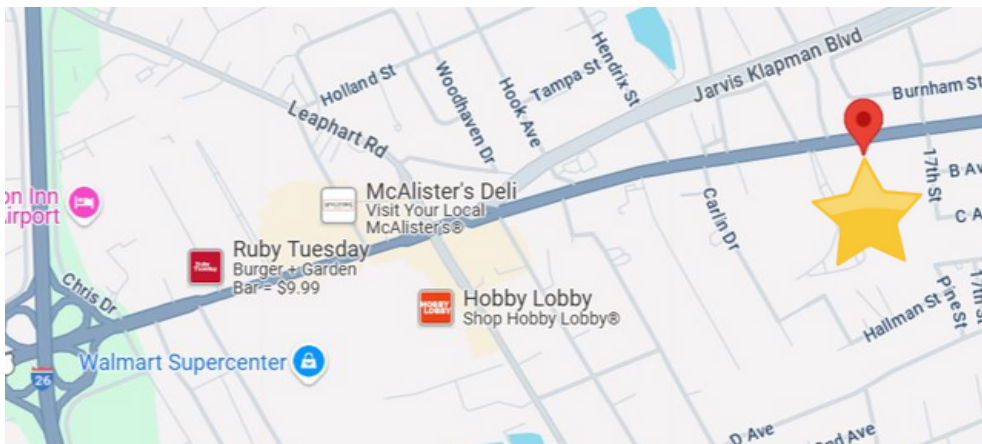
1821 & 1835 Augusta Rd.  
1800 Decree Ave

\$3,200,000



## Combined Commercial Parcels on ±10 Acres

- Versatile mix of industrial, commercial, and residential structures across three contiguous parcels.
- ±346 Feet of Frontage on Augusta Rd (US-1) with 38,000 VPD
- Incredible visibility and exposure along a major retail and commuter corridor in West Columbia.
- Multiple Roll-Up Doors, Fenced Yards & Billboard on-site
- General Commercial and Residential zoning allows for diverse uses or re-development opportunities.
- Minutes from I-26, Downtown Columbia, and Columbia Metropolitan Airport
- Prime location for distribution, retail-service operations, or investment holding.



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