

**ALL FIELDS DETAIL**



**MLS #** 1401841  
**Class** Commercial/Industrial  
**Type** Commercial  
**Area** 055  
**Listing Price** \$400,000  
**Address** 204 Highway 28 Bypass  
**City** Anderson  
**State** SC  
**Zip** 29624  
**Status** Active  
**Sale/Rent** For Sale

**Ceiling Heights** Eave 12 - 14 ft  
**Transaction** Sale  
**Approx Age** 31-50



**DIRECTIONS**

**Directions** From I-85, head southeast on US-178 E, slight right onto SC-28 Truck E/Hwy 28 Bypass, property will be on the left.

**GENERAL**

<b>Improved (Y/N)</b>	Y	<b>Showing</b>	Call Specified Appointment Center
<b># of Units</b>	1	<b>Contact # for Appts</b>	800-746-9464
<b># of Buildings</b>	1	<b>Enable Schedule-It (Y/N)</b>	No
<b># of Parking Spaces</b>	144	<b>Agent</b>	Nichole Desko - Cell: 864-843-5919
<b>Multi-Level (Y/N)</b>	N	<b>Agent License ID</b>	88712
<b>County</b>	Anderson	<b>Listing Office 1</b>	Meares Property Advisors Inc. - Main: 864-947-2000
<b>Tax ID Number</b>	125-09-01-007	<b>Brokerage License ID</b>	23129
<b>Approx # of Acres</b>	2.12	<b>Listing Agent 2</b>	Darron Meares - Cell: 864-444-5361
<b>Approx Available Sq Ft</b>	9,723	<b>Listing Office 2</b>	Meares Property Advisors Inc. - Main: 864-947-2000
<b>Approx Building Sq Ft</b>	9,723	<b>Listing Type</b>	Exclusive Right to Sell
<b>Traffic Count</b>	19,100	<b>BA</b>	3%
<b>IDX Include</b>	Y	<b>TB</b>	3%
<b>VOW Include</b>	Yes	<b>SA</b>	0%
<b>VOW Address</b>	Yes	<b>Variable Rate Com</b>	N
<b>VOW Comment</b>	Yes	<b>Bonus</b>	N
<b>VOW AVM</b>	Yes	<b>Original Price</b>	\$400,000
<b>Geocode Quality</b>	Exact Match	<b>Days On Market</b>	11
<b>Input Date</b>	9/13/2019 8:59 PM	<b>Cumulative DOM</b>	11
		<b>Agent Hit Count</b>	18
		<b>Client Hit Count</b>	3
		<b>Listing Date</b>	9/13/2019
		<b>Input Date</b>	9/13/2019 8:59 PM
		<b>HotSheet Date</b>	9/13/2019
		<b>Status Date</b>	9/13/2019
		<b>Price Date</b>	9/13/2019
		<b>Update Date</b>	9/24/2019
		<b>Associated Document Count</b>	2
		<b>Picture Count</b>	20
		<b>Update Date</b>	9/24/2019 3:43 PM

**FEATURES**

<b>TYPE BUSINESS</b> Restaurant	<b>TOPOGRAPHY</b> Level	<b>ROOF</b> Composition Shingle Other	<b>HVAC</b> None
<b>EXTERIOR</b> Block Brick	<b>DOCS ON FILE</b> Plat/Survey	<b>FEATURES</b> Public Parking	<b>SALE INCLUDES</b> Building(s)/Land
<b>ROAD FRONTAGE</b> Paved Road Other	<b>FLOOR</b> Carpet Tile	<b>SHOWING</b> Vacant Appointment Only Lockbox-Combination Utilities Disconnected	<b>LEASE INFORMATION</b> None
	<b>CONSTRUCTION</b> Block Brick	<b>SPECIAL FINANCES</b> None	<b>RENT INCLUDES</b> None
	<b>WATER</b> Public	<b>RESTRICTIONS</b> Easements	<b>COOLING TYPE</b> No Heat/Cooling
	<b>SEWER</b> Public		<b>ON INTERNET</b> Yes
			<b>HEATING SYSTEM</b> No Heat/Cooling

**FINANCIAL**

Total Taxes \$14,263.19  
Tax Rate(4%/6%) 6%  
Short Sale (Y/N) N  
Auction (Y/N) Y

Tax Year 2018  
CAM Fee (Y/N) No  
In City N  
Foreclosure (Y/N) N

**MEMBER REMARKS**

Member Remarks PLEASE READ! This is an AUCTION, price is a PLACEHOLDER. Full auction terms available at [www.MPA-SC.com](http://www.MPA-SC.com).

**REMARKS**

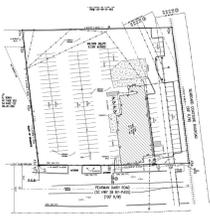
Remarks \*\*\*\*\*THIS IS A REAL ESTATE AUCTION LISTING (not a foreclosure sale) and the price shown is being used as a placeholder only. This property will be offered at public auction on FRIDAY, OCTOBER 18, 2019 at 12:00 p.m. – come to the auction and bid YOUR price! Contact our agent for more information about the auction process or to make a pre-auction offer. We pay participating brokers that bring buyers to closing.\*\*\*\*\* NO ONSITE BUYER'S PREMIUM!! Former Ryan's Steakhouse on Highway 28 Bypass in Anderson. Per survey dated 08/23/2006, this parcel consists of a +/-9,723 square foot restaurant on +/-2.12 acres. Located at the corner of SC Highway 28 Bypass (Pearman Dairy Road) and US-29 S (Shockley Ferry Road) with approximately 300 feet of road frontage, this property has a 2018 SC DOT traffic count of 19,100 vehicles per day. Brick and block construction with abundant windows throughout dining area. Marquee signage in parking lot that has over 140 parking spaces available. Opportunities abound for an owner operator or investor!

**SYNDICATION REMARKS**

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**ADDITIONAL PICTURES**





## DISCLAIMER

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