

204 Highway 28 Byp Anderson, SC 29624



Class: Commercial/Industrial	MLS #: 20221214	Ask Pr: \$400,000
Type: Special Purpose	Area: 107	Status: Active
Age: Over 25 Years	Acre Rng: 1-5	Imp SF: 5000-9999
County: Anderson	Inside City: No	Sale/Rent: For Sale

GENERAL

List Agt 1: Nichole Desko	Phone: 864-843-5919
List Cmp 1: Meares Property Advisors	Phone: 864-947-2000
List Agt 2: Darron Meares	Phone: 864-947-2000
List Cmp 2: Meares Property Advisors	Phone: 864-947-2000
Loop Net ID:	Appt Phone: 800-746-9464
Cap Rate:	Orig Price: \$400,000
TMS#: 125-09-01-007	IDX?: Yes
Auction: Yes	TmsBk Com: 3%
TMS 2 #:	Apx Comp Dt:
Sub Agt Com: 0%	Bldg Rnt/SF:
Buy Agt Comm: 3%	Will Divide: No
Apx Yr Built:	Tax Year: 2018
# Acres: 2.12	RollBack:
# Offices:	
County Taxes: \$14,263.19	
Gr Annl Inc:	
City Taxes:	
Own Financing: No	
HiSp Inet:	
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.	
DOM: 11	Input Date: 09/13/2019
CDOM: 11	VOW Cmnt: Yes
VOW Inc: Yes	VOW AVM: Yes

FEATURES

Land Status Land Included	Construction Block	Special Features Not Applicable	Land Desc Level
Road Frontage State Highway	Brick	Vacancy Vacant	Documents on File Survey/Plat
Current Business Restaurant	Ceiling Height 11-15 Feet		Showing Instructions Appointment Center
Onsite Parking 100+	Floors Carpet		Appointment Only
Traffic 10001-20000	Tile		Lock Box
Lease Includes None	Heating No Heat		Vacant
	No Cooling		
	Interior Walls Concrete Block		
	Other - See Remarks		

Short Sale: No **Bank Owned:** No

BROKERAGE INFORMATION

List Agt 1: Nichole Desko	Ag1 License: 88712	Ag1 Lic Exp Dt: 06/30/2021
Agt 1 Email: Nichole@mpa-sc.com	Phone: 864-843-5919	Board Affil: WUAR
Head Broker: Darron Meares	HB License: 74072	HB Lic Exp Dt: 06/30/2020
Office Name: Meares Property Advisors		Phone: 864-947-2000
Office Address: 315 Eastview Road Pelzer, SC 29669		

REMARKS

Public: *****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!

Private: PLEASE READ! This is an AUCTION, price is a PLACEHOLDER. Full auction terms available at www.MPA-SC.com.

Property History

Property Marketing History

MLS #: [20221214](#) [204 Highway 28 Byp Anderson, SC 29624](#) Commercial/Industrial DOM: 11

	Price	Activity	Pr History	Change Type	When Changed	Modified By
	1 \$400,000	New Listing	\$400,000	A -> \$400,000	09/13/19 09:44 PM	nicholesko

MLS #: [20182470](#) [204 Highway 28 Byp Anderson, SC 29624](#) Commercial/Industrial DOM: 358

	Price	Activity	Pr History	Change Type	When Changed	Modified By
	1 \$625,000	Expired		A -> X	11/14/17 12:00 AM	
	2 \$625,000	Price Decrease	\$625,000	849900 -> 625000	06/27/17 12:00 AM	john
	3 \$625,000	Back On Mkt		X -> A	06/27/17 12:00 AM	john
	4 \$625,000	Expired		A -> X	05/15/17 12:00 AM	u
	5 \$625,000	Active		-> A	11/23/16 12:00 AM	

Photos

MLS#: [20221214](#) [204 Highway 28 Byp](#) \$400,000



