

ALL FIELDS DETAIL



MLS #	1402156	Ceiling Heights	Eave Under 12 ft
Class	Commercial/Industrial	Transaction	Sale
Type	Other	Approx Age	50+
Area	Other	NB Virt Tr	NB Virt Tr
Listing Price	\$1,000	Virt Tour	Virt Tour
Address	1030 Edgefield Street		
City	Greenwood		
State	SC		
Zip	29646		
Status	Active		
Sale/Rent	For Sale		



DIRECTIONS

Directions From downtown Greenwood, head southeast on US-178 BUS E, turn right onto Davis Ave., turn left onto Edgefield St., property is on the right.

GENERAL

Improved (Y/N)	Y	Showing	Call Specified Appointment Center
# of Buildings	1	Contact # for Appts	800-746-9464
Multi-Level (Y/N)	N	Enable Schedule-It (Y/N)	No
County	Greenwood	Agent	Nichole Desko - Cell: 864-843-5919
Tax ID Number	6845-970-607	Agent License ID	88712
Approx # of Acres	0.84	Listing Office 1	Meares Property Advisors Inc. - Main: 864-947-2000
Approx Available Sq Ft	3,382	Brokerage License ID	23129
Approx Building Sq Ft	3,382	Listing Agent 2	Darron Meares - Cell: 864-444-5361
Traffic Count	4,900	Listing Office 2	Meares Property Advisors Inc. - Main: 864-947-2000
IDX Include	Y	Listing Type	Exclusive Right to Sell
VOW Include	Yes	BA	3%
VOW Address	Yes	TB	3%
VOW Comment	Yes	SA	0%
VOW AVM	Yes	Variable Rate Com	N
Geocode Quality	Exact Match	Bonus	N
Input Date	9/19/2019 12:12 AM	Original Price	\$1,000
		Cumulative DOM	0
		Agent Hit Count	0
		Client Hit Count	0
		Listing Date	9/18/2019
		Input Date	9/19/2019 12:12 AM
		HotSheet Date	9/19/2019
		Status Date	9/19/2019
		Price Date	9/19/2019
		Update Date	9/19/2019
		Associated Document Count	3
		Picture Count	36
		Update Date	9/19/2019 12:12 AM

FEATURES

TYPE BUSINESS Medical/Dental	CONSTRUCTION Converted Residence	SHOWING Vacant	RENT INCLUDES None
EXTERIOR Brick Vinyl	WATER Public	Appointment Only	COOLING TYPE Electricity
ROAD FRONTAGE City Street	SEWER Septic	Lockbox-Combination	Forced Air
TOPOGRAPHY Level	ROOF Composition Shingle	SPECIAL FINANCES None	ON INTERNET Yes
DOCS ON FILE Plat/Survey	FEATURES Inside Storage Public Parking Other Road Frontage	RESTRICTIONS None	HEATING SYSTEM Hot Water Propane Gas
FLOOR Carpet Vinyl/Linoleum		HVAC Office Air	
		SALE INCLUDES Building(s)/Land	
		LEASE INFORMATION None	

FINANCIAL

Total Taxes	\$5,767.41	Tax Year	2018
Tax Rate(4%/6%)	6%	CAM Fee (Y/N)	No

FINANCIAL

Short Sale (Y/N) N
Auction (Y/N) Y

In City Y
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.

REMARKS

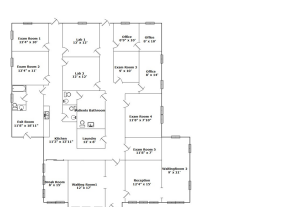
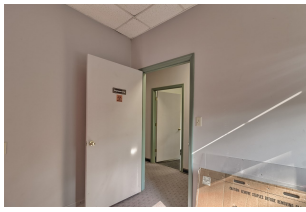
Remarks *****THIS IS A REAL ESTATE AUCTION LISTING (not a foreclosure sale) and the price shown is being used as a placeholder only. This property will be offered at public auction on Monday, September 30, 2019, at 12:00 p.m. – come to the auction and bid YOUR price! Contact our agent for more information about the auction process or to make a pre-auction offer. We pay participating brokers that bring buyers to closing.***** 1030 Edgefield Street in Greenwood, SC, is a converted residence last used as a podiatry office. The +/-3,382 SF building is currently comprised of a reception area, two waiting rooms, five exam rooms, two lab rooms, three offices, four restrooms, kitchen, laundry, and exit room. Per survey dated April 1, 1997, this corner parcel is +/-0.84 acres with approximately 210 feet of road frontage on Edgefield Street, with a 2018 SC DOT traffic count of 4,900 vehicles per day. There is an additional +/-175 feet of road frontage on Davis Avenue. Currently zoned R7 (High Density Residential), a request has been submitted to rezone this property to OP (Office Professional).

SYNDICATION REMARKS

Syndication 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 Monday, September 30, 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.***** 1030 Edgefield Street in Greenwood, SC, is a converted residence last used as a podiatry office. The +/-3,382 SF building is currently comprised of a reception area, two waiting rooms, five exam rooms, two lab rooms, three offices, four restrooms, kitchen, laundry, and exit room. Per survey dated April 1, 1997, this corner parcel is +/-0.84 acres with approximately 210 feet of road frontage on Edgefield Street, with a 2018 SC DOT traffic count of 4,900 vehicles per day. There is an additional +/-175 feet of road frontage on Davis Avenue. Currently zoned R7 (High Density Residential), a request has been submitted to rezone this property to OP (Office Professional). Listing presented by Meares Property Advisors. Call 864-843-5919 for more information.

ADDITIONAL PICTURES





DISCLAIMER

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