

ALL FIELDS DETAIL



MLS # 1387919 **Ceiling Heights** Eave 12 - 14 ft
Class Commercial/Industrial **Transaction** Sale
Type Retail **Approx Age** 31-50
Area 052
Listing Price \$230,000
Address 516 Pearman Dairy Road
City Anderson
State SC
Zip 29625
Status Active
Sale/Rent For Sale



DIRECTIONS

Directions 516 Pearman Dairy Road located at the corner of Pearman Dairy Road and Getsinger Street in Anderson, SC

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 Anderson	Agent Nichole Desko - Cell: 864-843-5919
Tax ID Number 123-03-01-014	Agent License ID 88712
Approx # of Acres 0.44	Listing Office 1 Meares Property Advisors Inc. - Main: 864-947-2000
Approx Available Sq Ft 9,500	Brokerage License ID 23129
Traffic Count 20,500	Listing Agent 2 Darron Meares - Cell: 864-444-5361
IDX Include Y	Listing Office 2 Meares Property Advisors Inc. - Main: 864-947-2000
VOW Include Yes	Listing Type Exclusive Right to Sell
VOW Address Yes	BA 4%
VOW Comment Yes	TB 4%
VOW AVM Yes	SA 0%
Geocode Quality Exact Match	Variable Rate Com N
Input Date 3/19/2019 7:11 PM	Bonus N
	Original Price \$240,000
	Days On Market 170
	Cumulative DOM 170
	Agent Hit Count 76
	Client Hit Count 3
	Listing Date 3/19/2019
	Input Date 3/19/2019 7:11 PM
	HotSheet Date 9/5/2019
	Status Date 3/19/2019
	Price Date 9/5/2019
	Update Date 9/5/2019
	Associated Document Count 5
	Picture Count 23
	Update Date 9/5/2019 4:51 PM

FEATURES

TYPE BUSINESS Retail	DOCS ON FILE Plat/Survey Other	FEATURES Drive-In Door Inside Storage Public Parking Other Road Frontage	HVAC Office Air Other
EXTERIOR Block	FLOOR Carpet Concrete Slab/Grade Tile	SHOWING Vacant Appointment Only Lockbox-Electronic	SALE INCLUDES Building(s)/Land
ROAD FRONTAGE County Road Other	CONSTRUCTION Block	SPECIAL FINANCES None	LEASE INFORMATION None
TOPOGRAPHY Level	WATER Public	RESTRICTIONS Easements	RENT INCLUDES None
	SEWER Septic		COOLING TYPE Electricity
	ROOF Composition Shingle		ON INTERNET Yes
			HEATING SYSTEM Electricity

FINANCIAL

Total Taxes \$7,324.04
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 (not a foreclosure sale), price is a PLACEHOLDER. Full auction terms available at www.MPA-SC.com. Call/text Nichole Desko at 864-843-5919 for information or questions.

REMARKS

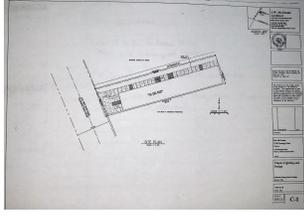
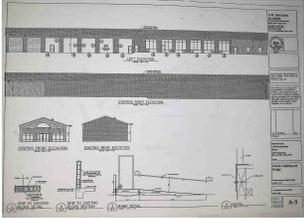
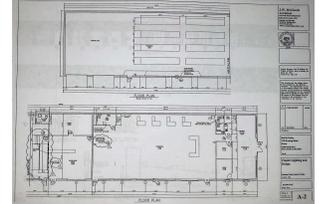
Remarks *****THIS IS A REAL ESTATE AUCTION LISTING (not a foreclosure sale) and the price shown is being used as a placeholder only. This property will be offered at public auction on THURSDAY, OCTOBER 3, 2019 at 2:00 p.m. – come to the auction and bid YOUR price! Contact our agent for more information about the auction process or to make a pre-auction offer. We pay participating brokers that bring buyers to closing.***** 516 Pearman Dairy Road is a ±9,500 SF block construction office/showroom/warehouse configuration. Situated on a ±0.44 acre corner lot in a growing area of Anderson County. SCDOT reports a 2017 traffic count on this section of Pearman Dairy Rd of 20,500 vehicles. The current floor plan consist of three offices, reception area, large showroom, shipping room, warehouse, and three handicap accessible restrooms. There is CAT V wiring throughout the office and showroom. The building also has a 400 amp, 3 phase panel and wiring in place. Currently using only electricity, there is a natural gas connection available. Two new A/C condensers (still in boxes) will convey will sale, buyer responsible for installation.

SYNDICATION REMARKS

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ADDITIONAL PICTURES





DISCLAIMER

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