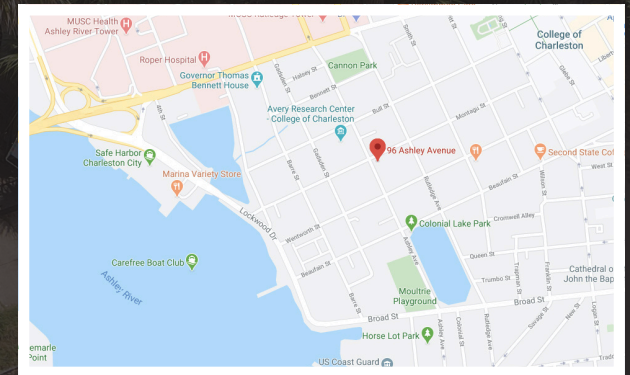


AVAILABLE - FOR SALE

96 ASHLEY AVENUE CHARLESTON, SC 29401

MULTI-FAMILY



Nearby amenities include



Second State Coffee



LOCATION

OFFERED BY



(843) 856-4600
www.belklucy.com

Morrow Boggs
morrow.boggs@belklucy.com
(843) 606-5460 -- direct office
(843) 998-5234 -- mobile

AND

Chris Dion
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(843) 872-9743 — direct

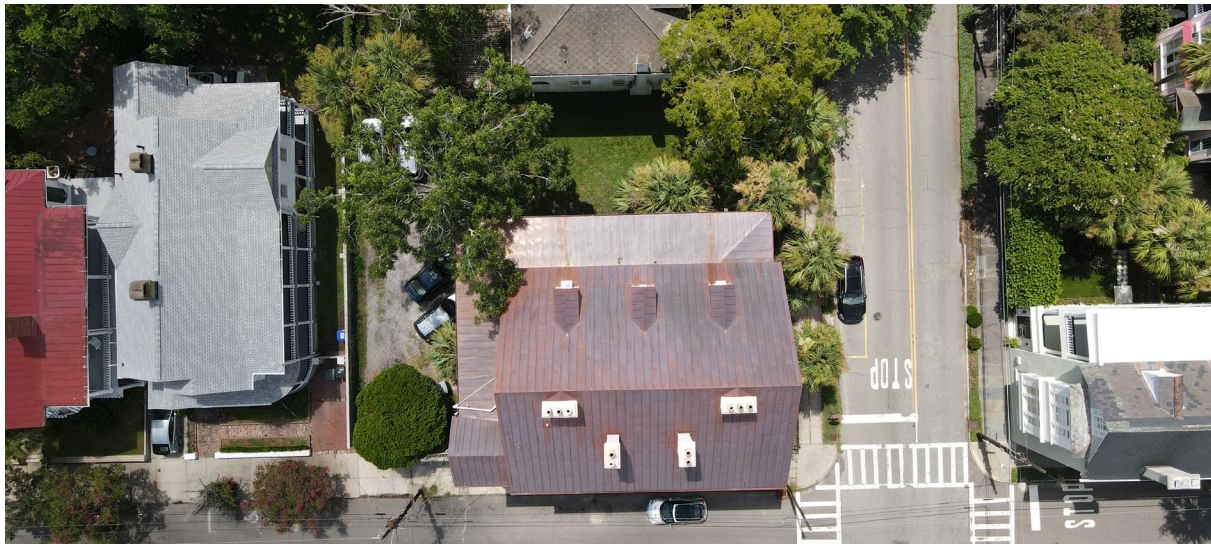
PROPERTY INFORMATION

PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for 96 Ashley Avenue (Theodore Gaillard House). Ideally positioned in Charleston's Harleston Village, this historic home has been reconfigured as a five-unit investment property. Well constructed circa 1816, this beautifully designed 7,608sf home features 14' ceilings, elaborate moldings, a hand-crafted copper roof and plenty of character. This is an incredible opportunity to own a piece of Charleston's history. Totalling 11 bedrooms and 6 bathrooms, the property could be kept as is, or converted back to its original state and still have the basement as an income property. Located within the Historic Short Term Rental district, AirBnb is allowable if the Owner resides on-site. Nestled in the heart of the peninsula, nearby amenities include MUSC, College of Charleston, Colonial Lake Park, the Historic City Market and King Street.

AREA DESCRIPTION

Harleston Village is one of downtown's most popular neighborhoods, stretching from the Ashley River to King Street with Broad Street as its southern border and Calhoun as its northern border. Developed in 1770, the area features an eclectic mix of Antebellum homes and modern townhouses nestled along picturesque tree-lined streets. Perfect for strolling, this park-filled family-friendly locale is also home to popular eateries and historic attractions.



TERMS AND CONDITIONS

Size	7,608 sf
Asking Price	\$ 2,200,000

DEMOGRAPHICS (3-MILE)

Population	58,743
Households	24,916
Avg. HH Income	\$104,150

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PHOTOS



PROPERTY

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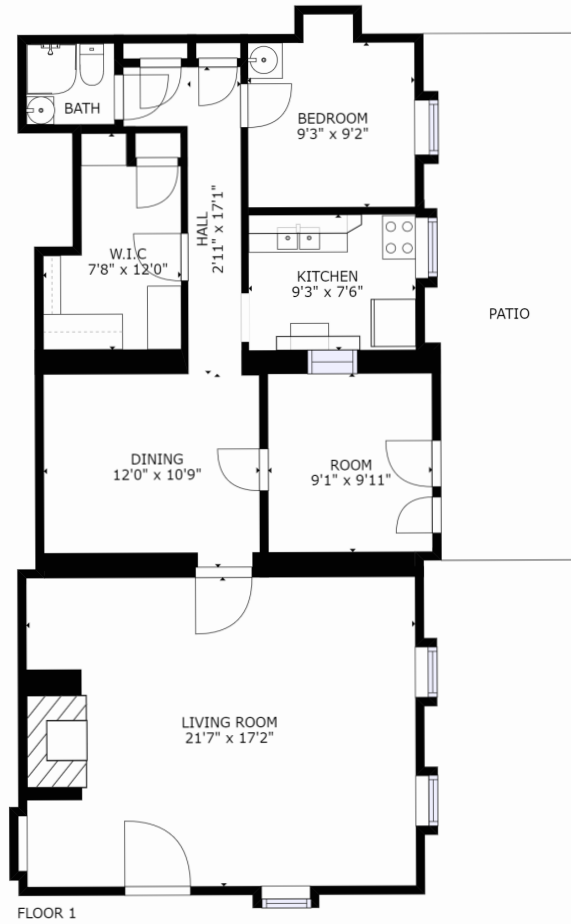
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UNIT A - FLOOR PLAN



96 Ashley Ave. - Unit A, Charleston SC 29401

GROSS INTERNAL AREA
FLOOR 1: 1000 sq ft
TOTAL: 1000 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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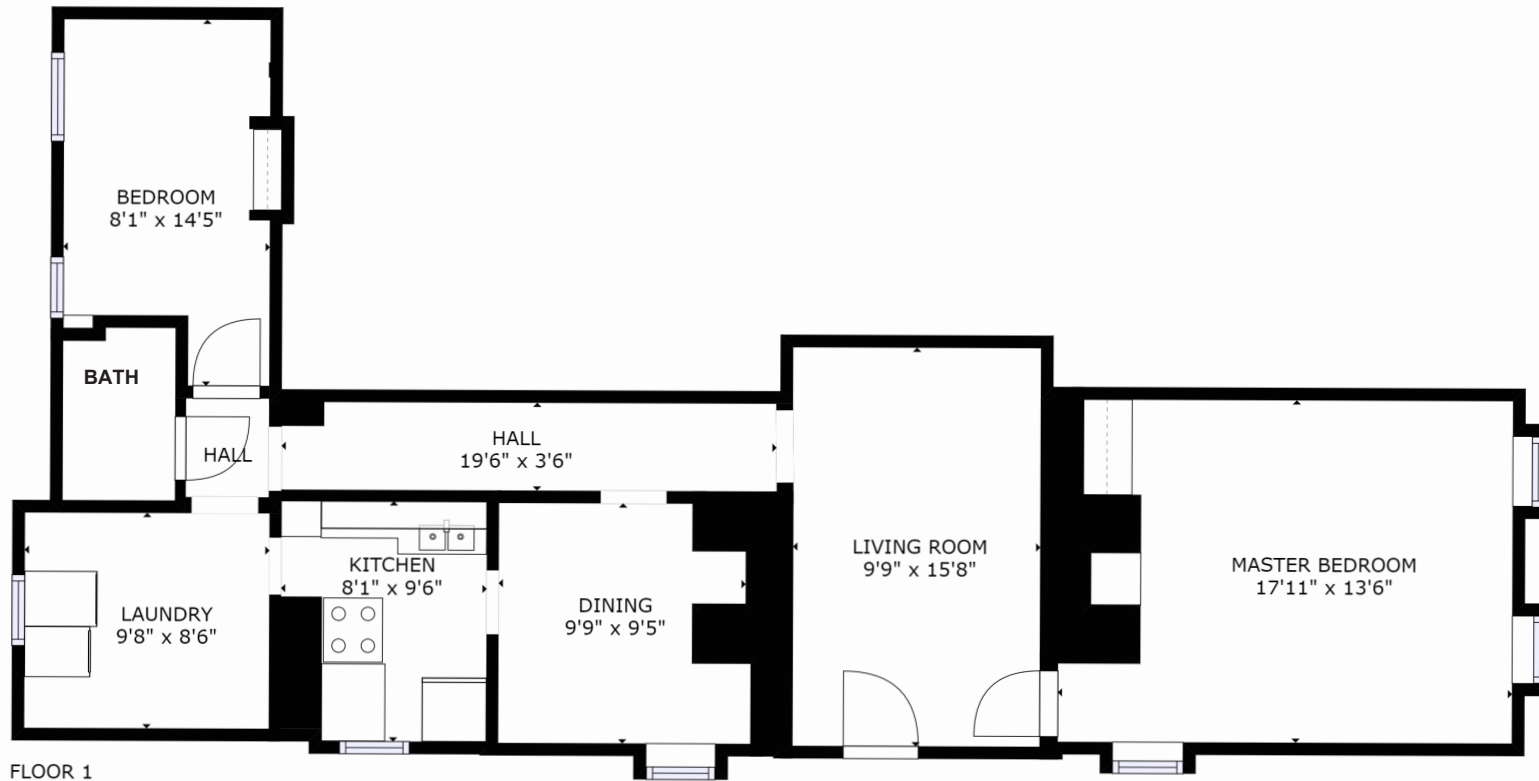
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UNIT B - FLOOR PLAN



96 Ashley Ave. - Unit B, Charleston SC 29401

GROSS INTERNAL AREA
FLOOR 1: 929 sq ft
TOTAL: 929 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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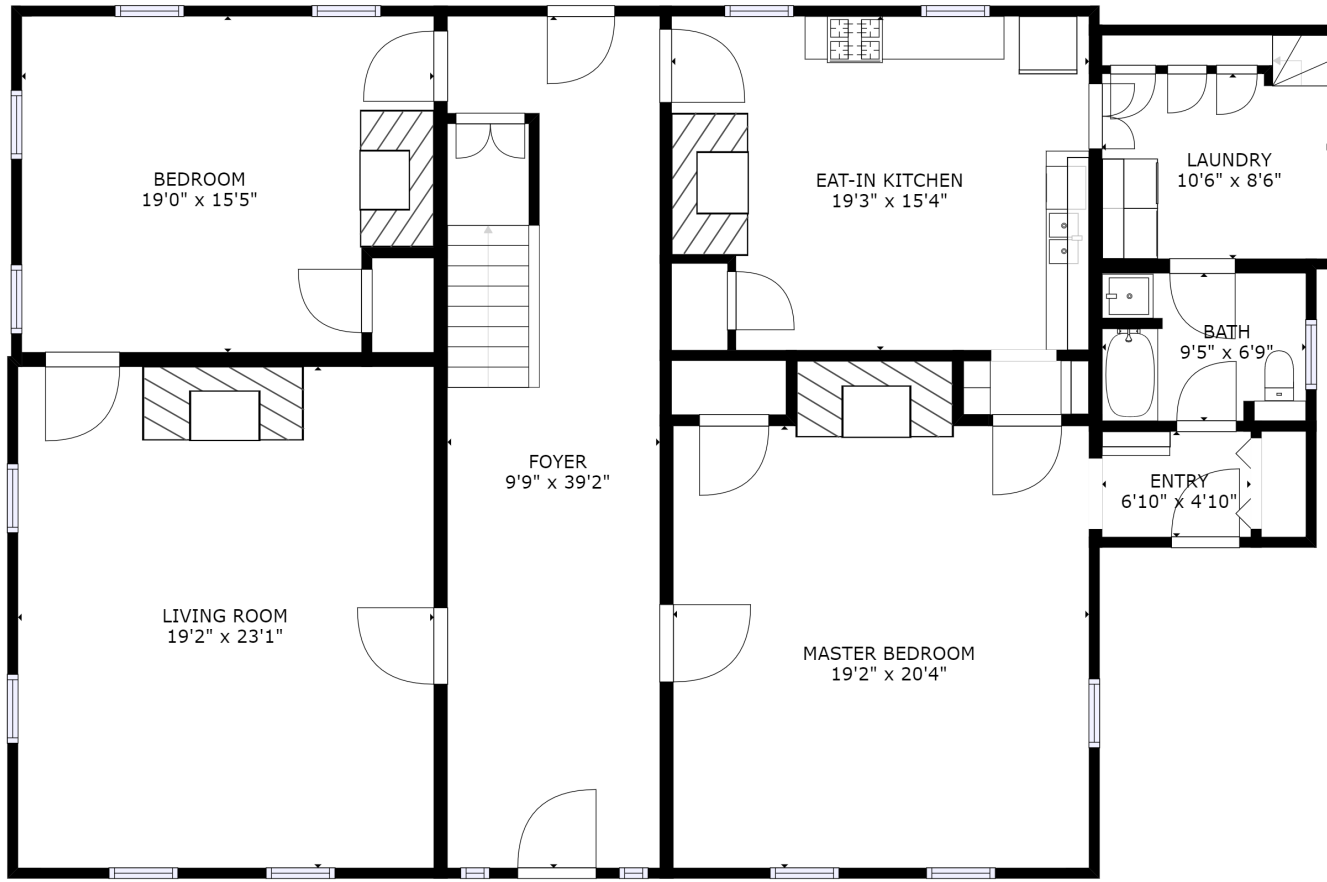
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UNIT C - FLOOR PLAN



FLOOR 1

96 Ashley Ave. - Unit C, Charleston SC 29401

GROSS INTERNAL AREA
FLOOR 1: 2172 sq ft
TOTAL: 2172 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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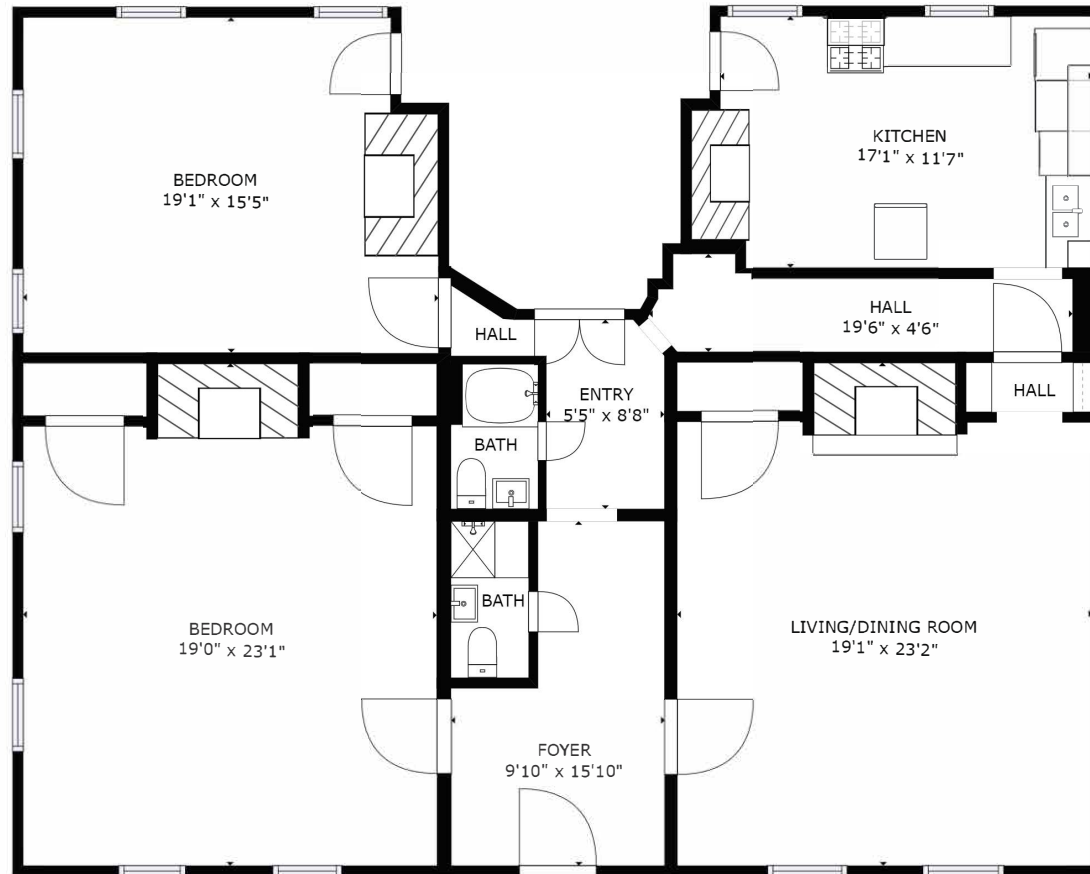
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UNIT D - FLOOR PLAN



FLOOR 1

96 Ashley Ave. - Unit D, Charleston SC 29401

GROSS INTERNAL AREA
FLOOR 1: 1748 sq ft
TOTAL: 1748 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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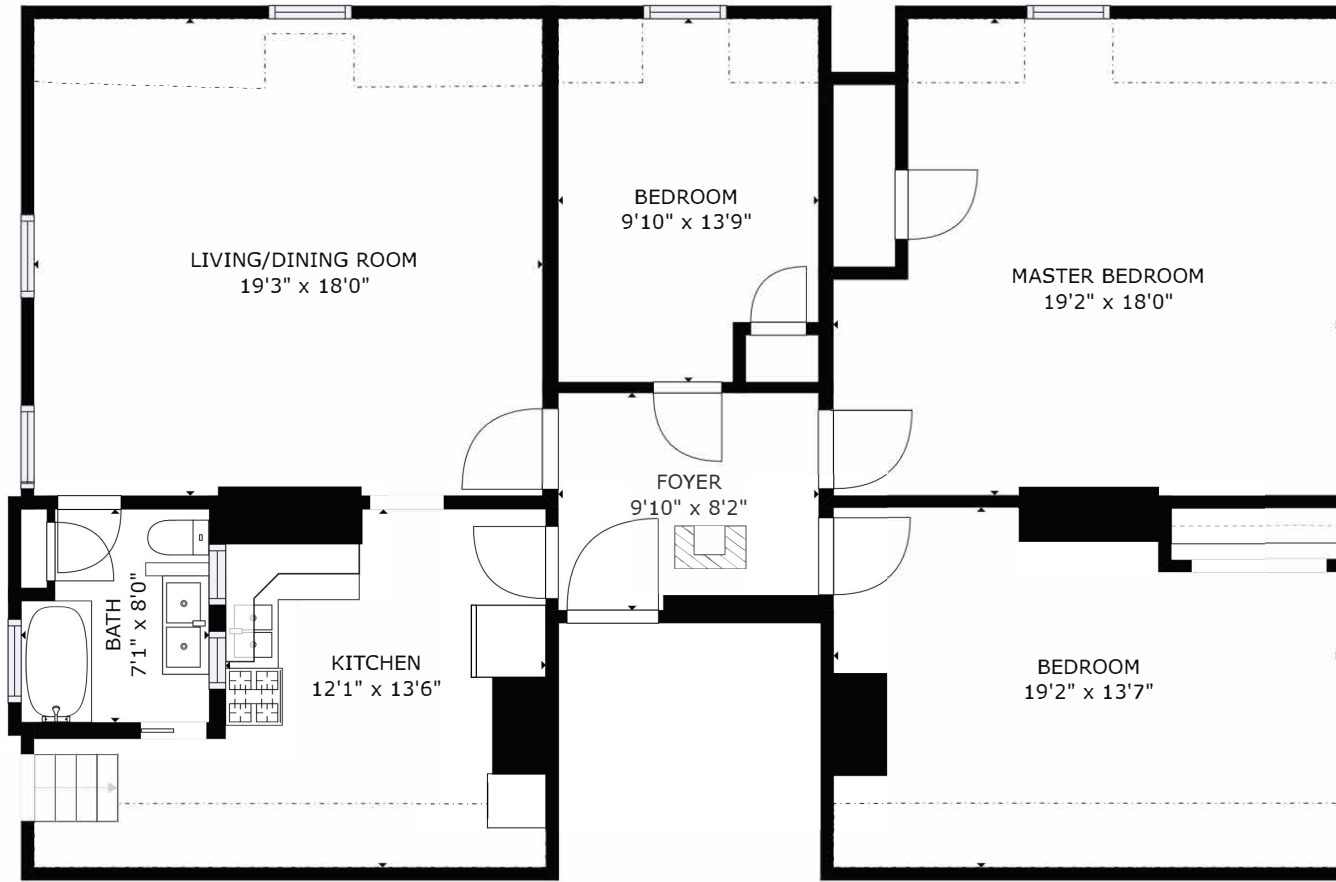
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UNIT E - FLOOR PLAN



FLOOR 1

96 Ashley Ave. - Unit E, Charleston SC 29401

GROSS INTERNAL AREA
FLOOR 1: 1293 sq ft, EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 180 sq ft
TOTAL: 1293 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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