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# Medical Office Condo near

# Downtown Anderson Available

**FOR SALE OR LEASE** | 400 N. Fant St. Suite E, Anderson | SC

±2,477-square-foot medical office space for sale or lease near historic downtown Anderson. This property is within walking distance to a wide variety of restaurants and shops and includes features like on-site parking and medical office layout.

## FEATURES

- ±65 parking spaces
- Close to Anmed Medical Health Center and downtown Anderson
- Traffic Counts: ± 13,300 vehicles per day
- on N. Fant Street
- Floor plan includes three exam rooms, waiting room, operating room, two offices, front office, and kitchen

**Sale Price:**

**\$199,000**

**Lease Rate:**

**\$16/SF NNN**

**Contact:**

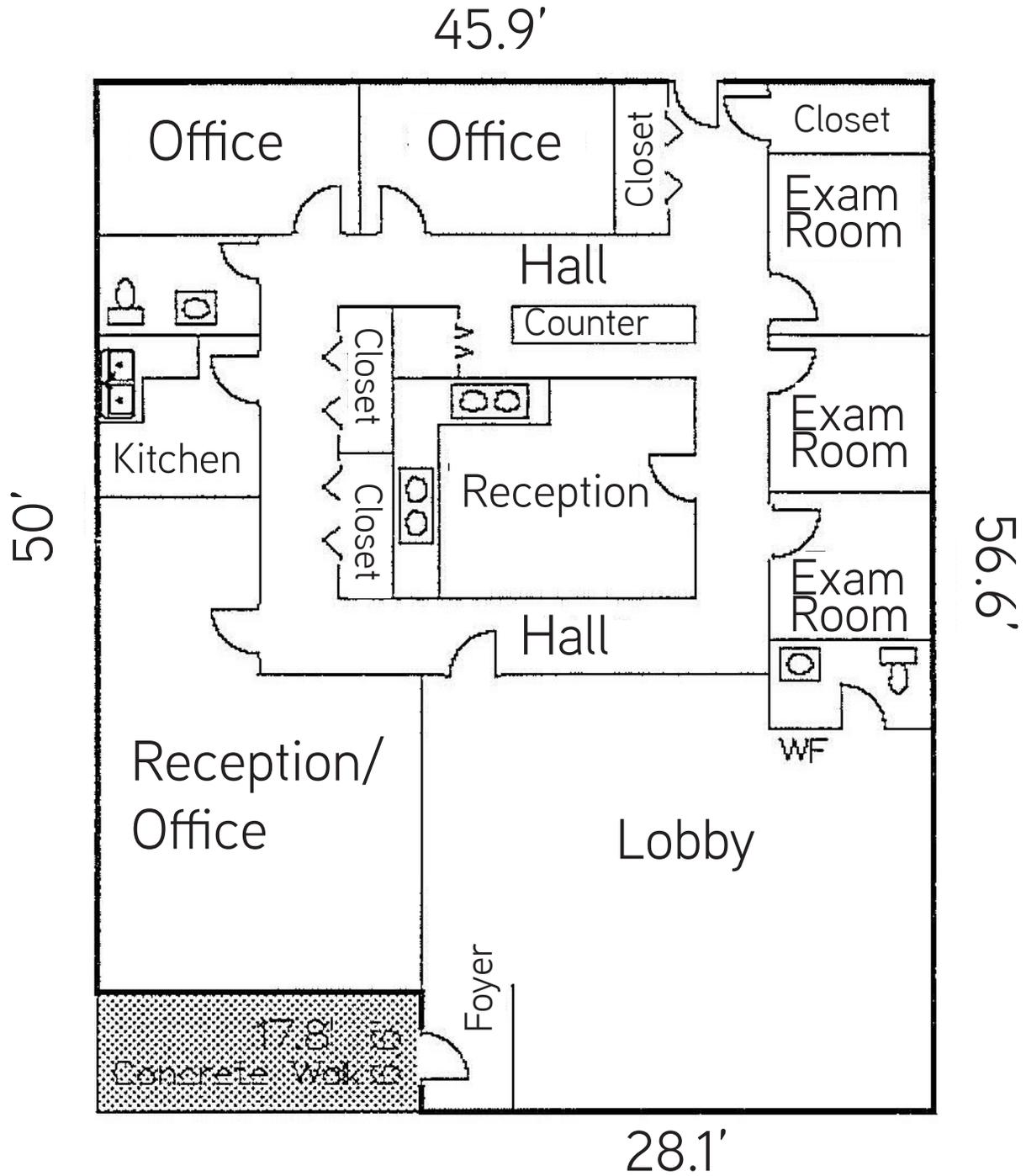
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# Floor Plan

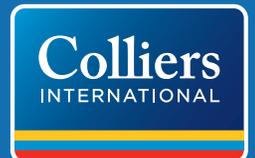


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# Property Location



Clemson, SC



Anderson, SC

- **Population:** 198,293
- **Average Household Income:** \$54,866
- **Top Manufacturing Employers:**
  - Electrolux Home Products, Inc.
  - Robert Bosch Corporation
  - Michelin North America, Inc.
  - Glen Raven Custom Fabrics, LLC
  - Orian Rugs

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