

For Sale

1824 Barnwell Street,
Columbia, South Carolina

Class A downtown building

- ±31,211 SF available
- Flexible use building with an open floor plan
- Completely renovated in 2006
- State of the art sound system and acoustics
- High ceilings throughout building
- Great use for training facility, charter school, storage facility, church, etc.



Accelerating success.

1301 Gervais St, Suite 600
Columbia, SC 29201
803 254 2300
colliers.com

Allen Wilkerson, SIOR, CCIM

Vice President

+1 803 401 4210

allen.wilkerson@colliers.com



Opportunity

1824 Barnwell Street is a unique and exciting opportunity for a user or investor looking for a large block of space downtown. The property is well located in the heart of downtown with easy access to the CBD, Forest Acres, I-126 and I-277. Consisting of two attached buildings totaling $\pm 31,211$ SF, this offering also includes 75 on site, surface parking spaces which is hard to come by in downtown. The larger building is approximately $\pm 29,652$ SF and the smaller building is approximately $\pm 1,600$ SF. Both buildings went through extensive renovations in 2006 which were completed in a Class A manner. The ownership replaced the roof, HVAC and electrical during the 2006 renovation.



Demographics 2020

2020 Statistics	1 Mile	3 Mile	5 Mile
Population	10,644	90,320	176,994
Daytime Population	36,281	126,751	224,481
Households	3,264	37,888	73,545
Household Income (Average)	\$47,695	\$64,329	\$65,602
Total Businesses	2,074	5,452	8,889
Total Employees	34,810	80,261	129,966

Price \$1,600,000

Zoning

- M-1 Light Industrial
- Examples of potential uses:
 - training facility
 - charter school
 - storage facility
 - church

Key Highlights

- ±31,211 square feet
- ±1.20 acres
- 75 parking spaces
- Adaptable for many uses



1301 Gervais St, Suite 600
Columbia, SC 29201
803 254 2300
colliers.com

Allen Wilkerson, SIOR, CCIM
Vice President
+1 803 401 4210
allen.wilkerson@colliers.com

