



1080

Silver Bluff Rd

AIKEN, SC

±28,845 SF Three-Story
Office Building For Sale
As Investment Property

\$5.15 M
SALE PRICE

This easily managed, single-tenant property is fully leased to a high-credit tenant and located in the beautiful and thriving community of Aiken, SC.

Schedule a Tour Today:

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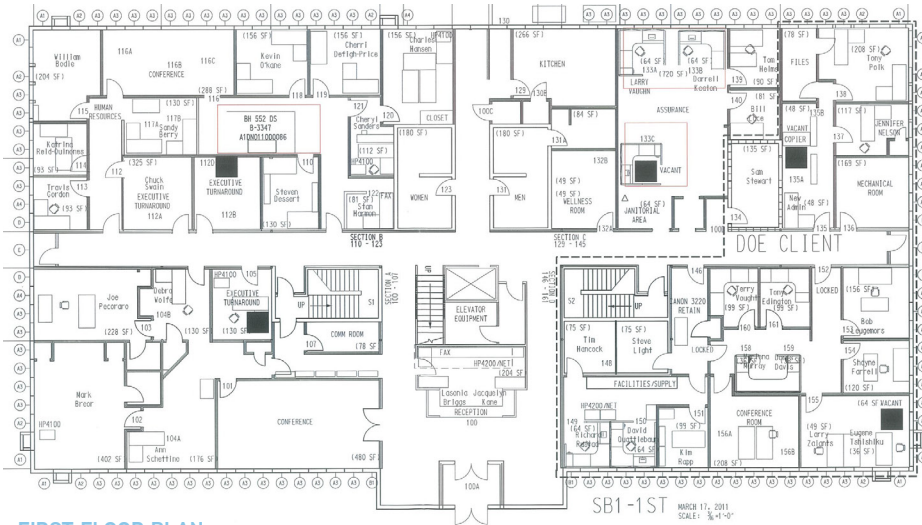
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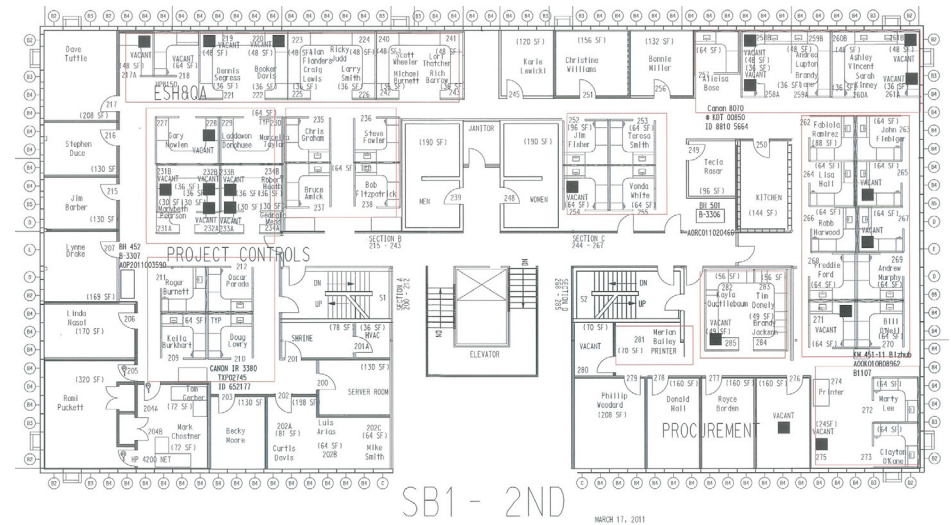




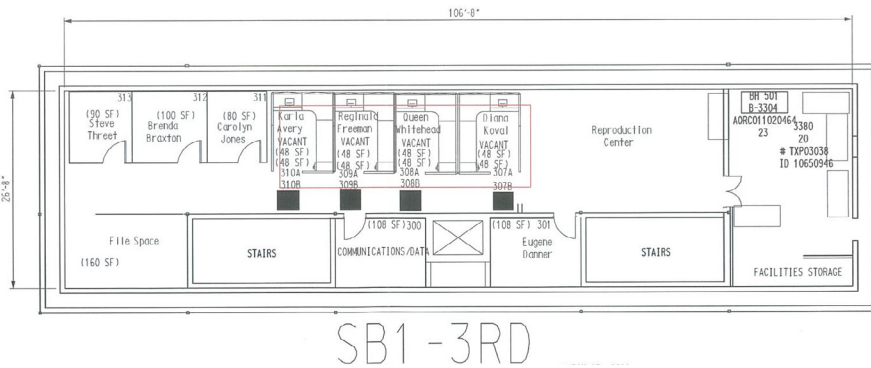
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

BUILDING SPECIFICATIONS

Sale Price	\$5,150,000; 9.25% Cap Rate; Investment Property
Size	±28,845 Square Feet; Three-Story Building
Land	±2.9 Acres; Zoned Commercial
Parking	±109 Spaces (3.8 per 1,000)
Status	Fully leased by single tenant: Parsons Corporation
Location	Located in a respected office park at the intersection of Pine Log Rd and Spruce Bluff Rd near Downtown, residential plantations, golf communities & schools
Building Data	Built in 1988; HVAC upgraded in 2017; 1 elevator

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