

# 2470 Millwood Avenue

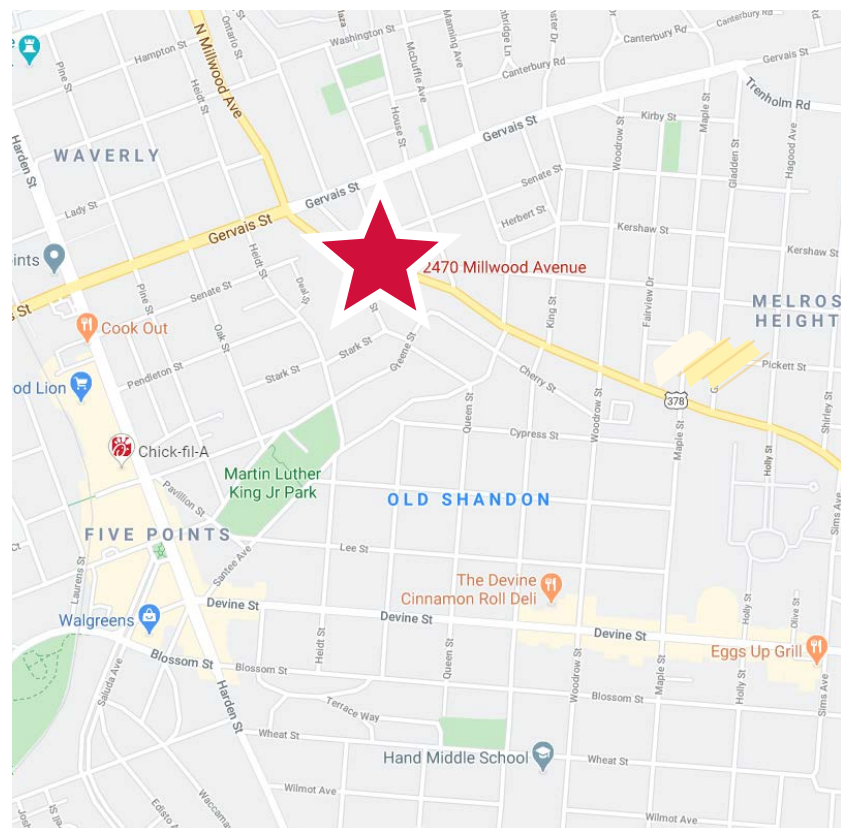
Columbia, South Carolina 29205

Forest Acres Submarket



**SALES PRICE: \$320,000**

- ±7,700 SF Industrial/Flex Property Available For Sale
- Excellent location just off of Gervais St. and minutes from Five Points
- ±0.45 AC expandable up to 0.75 AC
- Zoning: C-3 (Commercial)
- May purchase adjacent lots to form contiguous parcel from Millwood to Greene St.
- Currently occupied by an Owner-User who will consider a short-term lease after sale
- Traffic Counts
  - Millwood: 22,228 VPD (2018)
  - Gervais: 33,959 VPD (2018)
- Roof Removed and Replaced (2017)



1111 Laurel Street, Columbia, SC 29201 T 803.779.8600 [www.wilsonkibler.com](http://www.wilsonkibler.com)

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The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Independently owned and operated.

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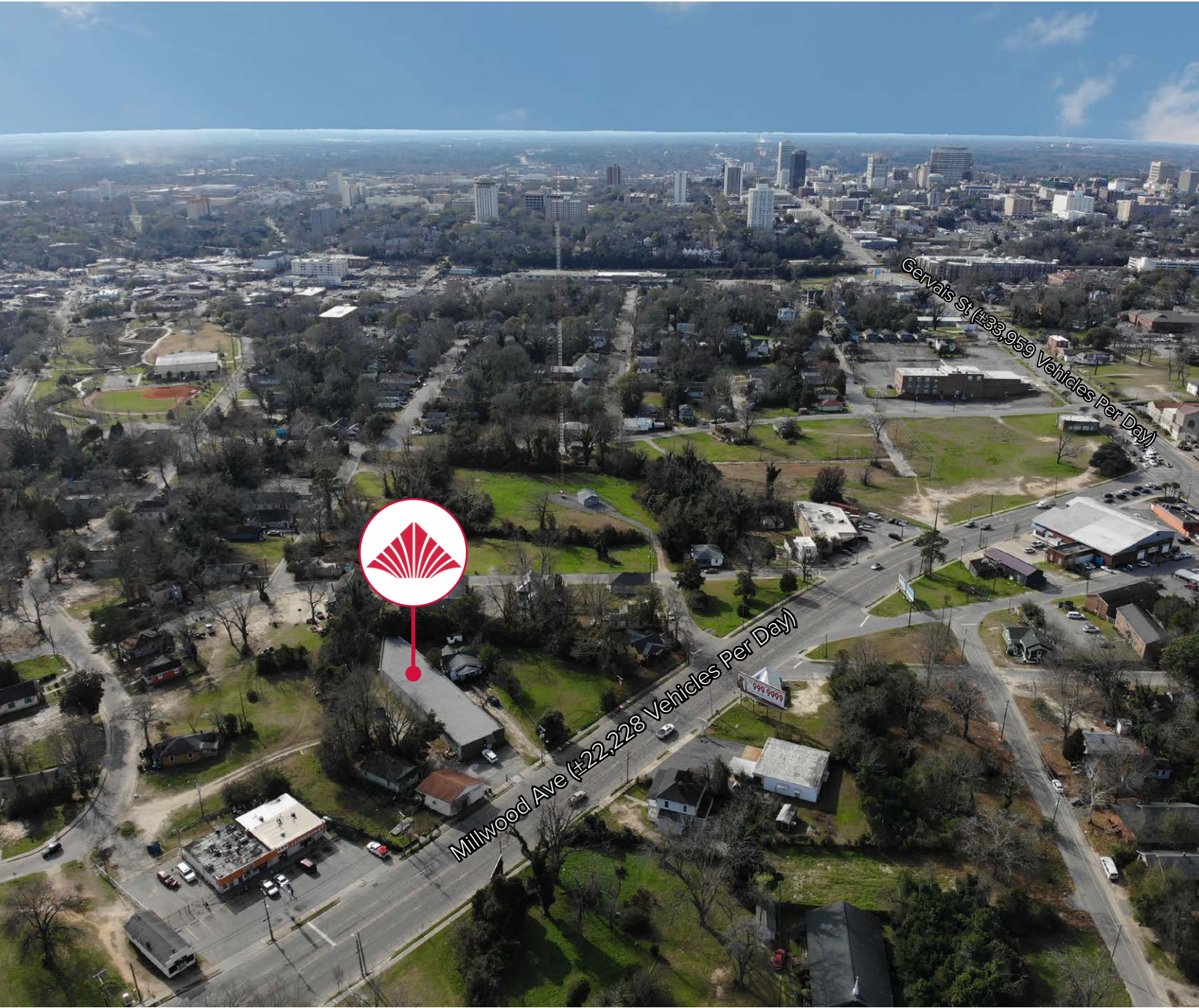
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**Wilson Kibler**  
COMMERCIAL REAL ESTATE

## Proximity to Central Business District (CBD)



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