

1948

BELGRADE AVE
CHARLESTON, SC



FOR SALE

**OFFICE\FLEX
PARK**

**EXCELLENT
CENTRAL
LOCATION**

3,248 SF

**PRICE DROP
TO \$490,000**

JOHN KINCAID, CCIM

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

PROPERTY DESCRIPTION: A chance to own a stand-alone conditioned building in a well-located office/flex park. Currently used as a music school, this property is well suited for any office user and has the potential for flex use with the concrete slab throughout. There is a large open flex area, 12 private rooms/offices, multiple supply storage areas, and 2 bathrooms. The parking lot is in the rear with surface pea gravel parking, 12 spaces total. This office space is in a great location just off Sam Rittenberg Blvd with quick access to I-526 and Hwy 17.

LOCATION DESCRIPTION: Directly off Wappoo Road within minutes to Highway 61, Sam Rittenberg Boulevard, Highway 17 and I-526.

- » Year Built: 1965
- » Improvements: New Roof In 2017
- » Air Conditioned
- » Office or Flex Space



ADDRESS

1948 Belgrade Avenue
Charleston, SC 29407

PARCEL ID

351-14-00-065

GROSS BUILDING AREA

3,248 SF

ASKING PRICE

\$490,000

PARKING

Surface parking on-site, along the building and in the rear

ZONING

General Commercial

"THERE IS A LARGE OPEN FLEX AREA, 12 PRIVATE ROOMS/OFFICES, MULTIPLE SUPPLY STORAGE AREAS, AND 2 BATHROOMS."

AERIAL OVERVIEW



FIRESTONE

PALM PLAZA

**1948
BELGRADE
AVENUE**

BEST
BUY

MICHAELS

IRON
BRIDGE
CROSS
FIT

SAM RITTENBERG BLVD

SAM RITTENBERG BLVD

DUPONT ROAD

BELGRADE AVE


BELGRADE AVE

LOCATION OVERVIEW



DRIVE TIMES:

Charleston INT'L Airport	11 min
I-26	8 min
I-526	2 min
North Charleston	8 min
Downtown Charleston	9 min
James Island	11 min
Daniel Island	15 min
Mount Pleasant	15 min



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BELGRADE AVENUE
CHARLESTON, SC

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