



FOR SALE

2265 Clements Ferry Road

SUITE 206
CHARLESTON, SC 29492

CHARLESTON OFFICE ADVISORS

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COMMERCIAL REAL ESTATE SERVICES

960 Morrison Drive, Suite 400 Charleston, SC 29403

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Offering Summary

ASSET OVERVIEW

PROPERTY OVERVIEW

Small office condo perfect for an owner/user for sale in Beresford Creek Executive Center. Enter the suite from a private entrance or through the front double doors. This 1,600 square foot built-out office space is move-in ready with a layout consisting of 3 private offices, an open area for cubicles, a workroom, a small kitchenette, and a single dedicated restroom. Plenty of surface parking with direct access to the suite. Regime fees are \$277.50/month and taxes in 2019 were \$5,552.16.

LOCATION OVERVIEW

Beresford Creek Executive Center is located approximately 1.5 miles north of I-526 on the brand new widened Clements Ferry Road.



ADDRESS

2265 Clements Ferry Road, Suite 206
Charleston, SC 29492

PARCEL ID

267-16-01-006

GROSS SUITE AREA

1,600 SF

SALE PRICE

\$350,000

PARKING

Abundant surface parking

YEAR BUILT

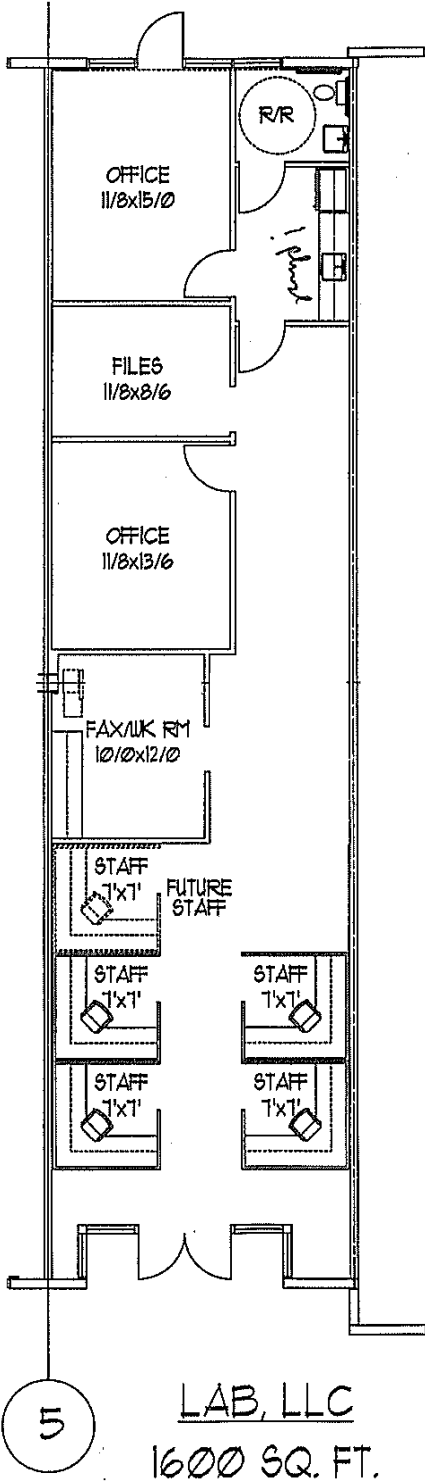
2006

REGIME FEES + TAXES

\$277.50/month (Regime Fees)
\$5,552.16 in 2019 (Taxes)



Floor Plan



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Suite 206 - 1,600 SF

\$350,000

- Three (3) private offices
- Lobby/Reception area
- Kitchenette
- One (1) private dedicated restroom
- Open area for cubicles
- Workroom
- Two (2) seprate entrances



37.5
MEDIAN
AGE



4,363
HOUSEHOLDS



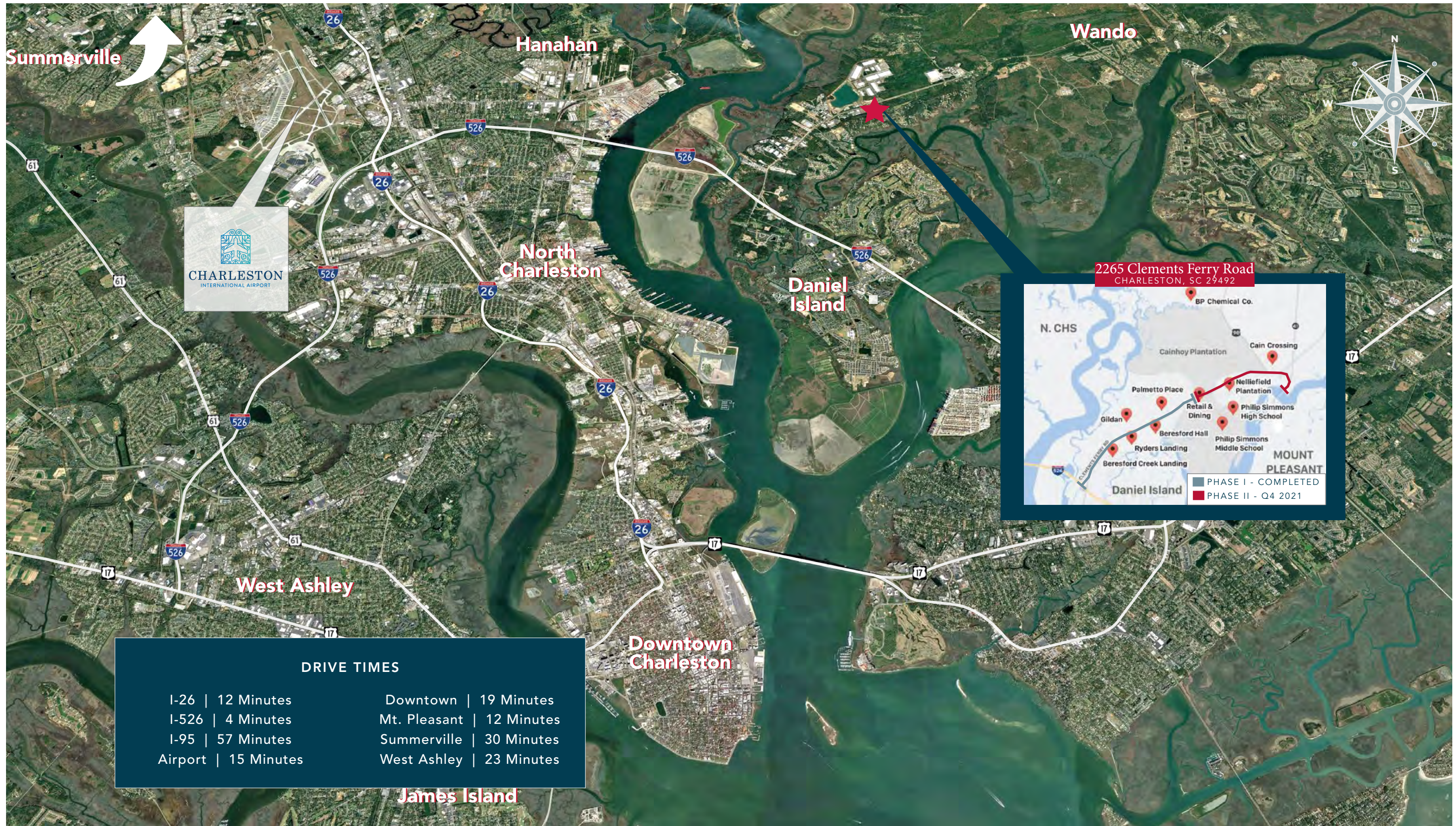
10,124
TOTAL
POPULATION



\$123,824
AVERGAGE HH
INCOME

*WITHIN A 10-MINUTE DRIVE TIME

Location Aerial



2265 Clements Ferry Road

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