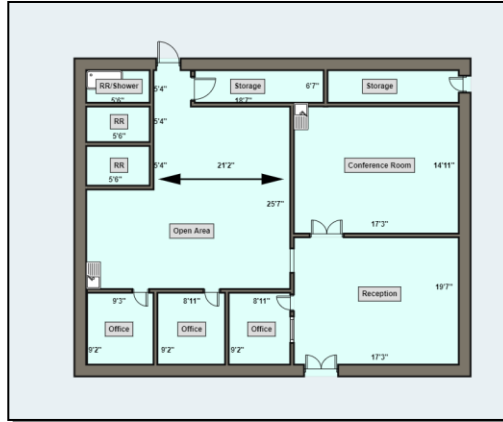


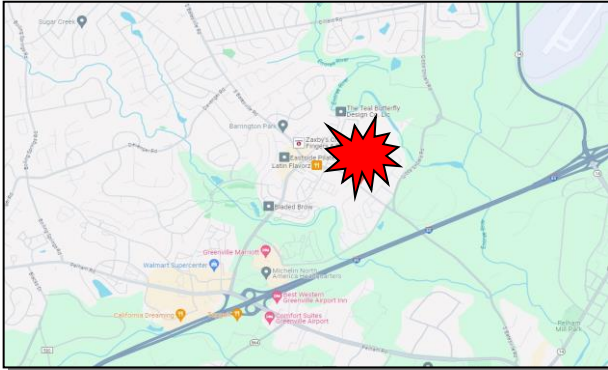
FOR SALE or LEASE



CARDINAL
COMMERCIAL PROPERTIES™



**Secured
Outdoor
Storage
Area**



1035 S. Batesville Rd. Greer, SC 29650

SQUARE FEET: 2,050 +/-
COUNTY: GREENVILLE
LEASE RATE: \$5,000/Mth.
LEASE TYPE: NNN
SALES PRICE: \$765,000

- 2,050+/-sf office/retail building positioned on 1+/- acre.
- Zoned S-1 by Greenville County.
- Property is symmetrical in shape and gently sloping from front to back.
- 0.40+/- acre secured/fenced outside storage at back of property.
- Excellent location for office, retail, or service business.
- Approximately 160' frontage on S. Batesville Rd.
- Proximity to I-85, Pelham Rd. @ The Parkway.
- Property has 3-phase electrical service, natural gas, is connected to public water and is currently on private septic system.
- Solar panels installed at property provides renewable energy and reduced electrical service expense.
- Owner/Seller plans to renovate the interior of the building prior to sale or lease (including paint, refinished concrete floors, new front & back doors and drop ceiling).

**FOR MORE
INFORMATION
CONTACT**

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Information contained in this marketing brochure has been obtained from sources that are deemed reliable. We have no reason to doubt the accuracy contained herein but do not guarantee it. All information should be verified prior to purchase or lease. All properties are subject to change or withdrawal without prior notice.