



**RE/MAX Excalibur Commercial**

www.PostOfficesForSale.com  
21803 N. Scottsdale Rd #100  
Scottsdale, AZ 85255  
(602) 663-4743

**POST OFFICE FACT SHEET**

Williamston Main Post Office  
101 Mill Street  
Williamston, South Carolina 29697  
Anderson County

ORIGINAL/CURRENT LEASE

FROM: 6/29/15 TO: 6/28/25

**RENTAL RATES:**

ORIGINAL/CURRENT LEASE:	<u>5</u>	YEARS AT:	<u>\$43,500.00</u>	PER ANNUM:	<u>None</u>
OPTION (Exercised):	<u>5</u>	YEARS AT:	<u>\$45,675.00</u>	PER ANNUM:	<u>                    </u>
OPTION:	<u>          </u>	YEARS AT:	<u>                    </u>	PER ANNUM:	<u>                    </u>
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**PURCHASE OPTIONS:**

NET INTERIOR SQ. FT: 4,440 LOT SIZE: 54,000  
YEAR BUILT: 1985 YEAR OCCUPIED: 1985

**FINANCING:**

COMPANY: Call Chris Durham RE/MAX Excalibur  
FROM:                      TO:                       
AMOUNT BORROWED:                      INTEREST RATE:                       
CURRENT BALANCE:                      AS OF:                       
MONTHLY PAYMENT:                      ASSUMABLE?                     

APPROXIMATE MAINTENANCE COST PER YEAR: Minimal – Lessor responsible for roof & structure only. \$2,200.00 suggested reserve  
INSURANCE PREMIUM PER YEAR: \$1,424.00 AUSPL Estimate

**PROPERTY TAXES:**

NO TAX CLAUSE:            ZERO TAX CLAUSE:            REIMBURSEMENT PAID: XX  
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR:                       
ROOF CONDITION: Good ROOF REPLACED: Yes IF REPLACED, YEAR ROOF REPLACED: N/A  
ROOF TYPE: Pitched EXTERIOR: Brick

**PURCHASE PRICE:** \$610,000.00 – 6.5% CAP

13,426 zip code population. P.O. # Open 9-2 M-F and 9:30-11:30 Sat. No termination. Next larger P.O. is 1.6 miles occupied 1968 and 128 sq. ft. larger.  
Next larger PO

The information herein has been obtained from sources believed to be reliable. While RE/MAX Excalibur Commercial does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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