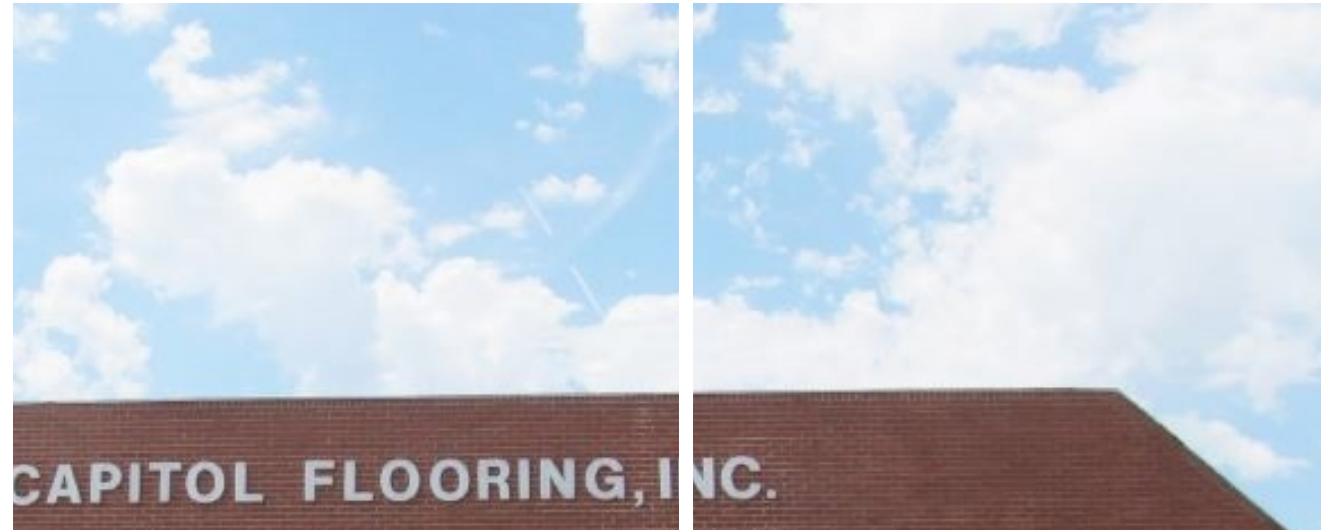


SHOWROOM/INDUSTRIAL
PROPERTY FOR SALE



Exclusively Presented By

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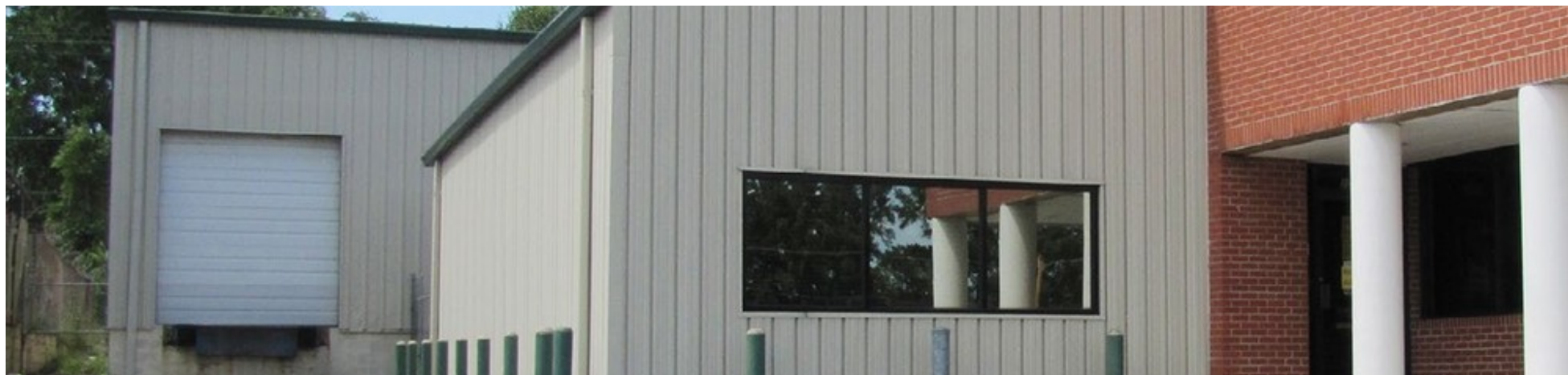
gmeetze@roicommercialsc.com

ROI COMMERCIAL, LLC

1300 Sumter Street

Columbia, SC 29201

803.900.8020



PROPERTY SUMMARY

Sale Price: \$699,000

Lot Size: 0.69 Acres

Building Size: 10,802 SF

PROPERTY OVERVIEW

Well maintained office/warehouse property. The location is right across the river from downtown Columbia.

The former building use was retail and distribution for a flooring company.

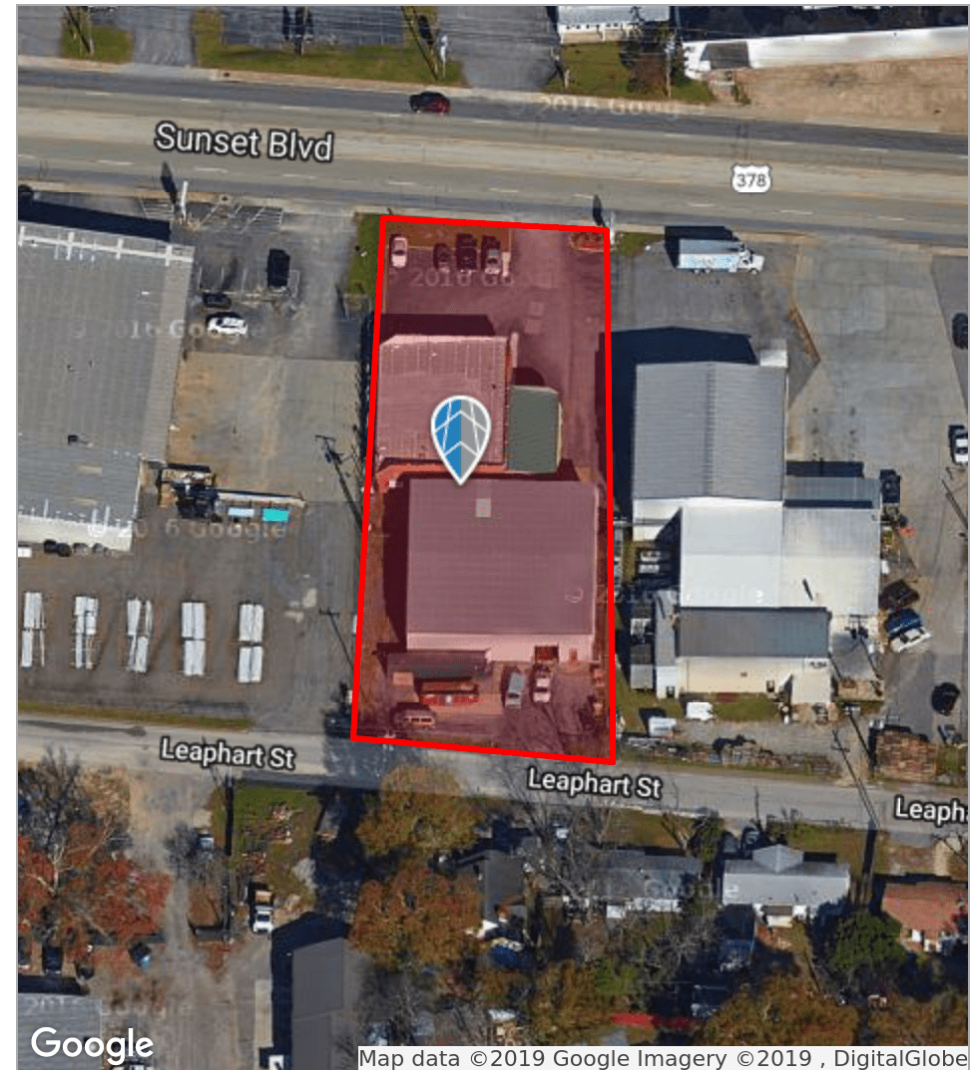
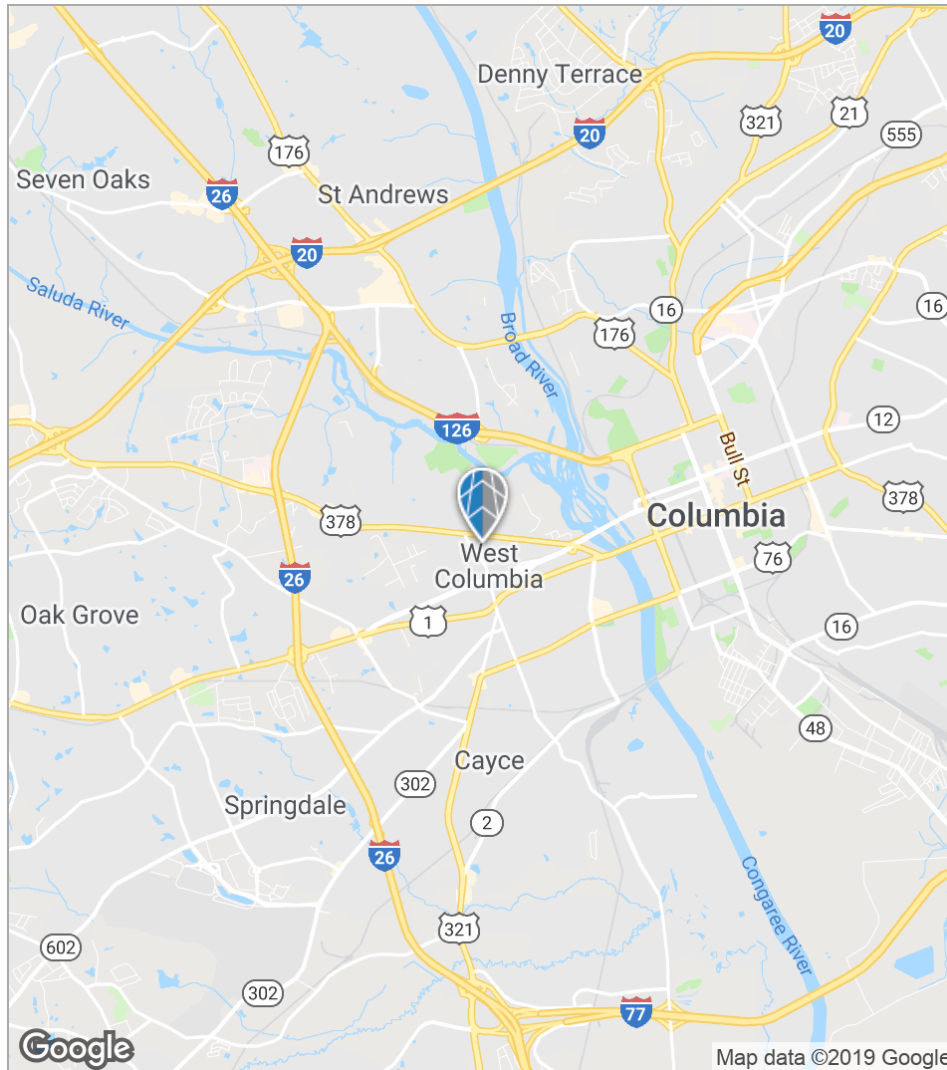
LOCATION OVERVIEW

Located on SC Hwy 378 near Downtown Columbia.

PROPERTY HIGHLIGHTS

- +/-10,800 Square Feet Total
- Office/Showroom: +/-4,427 SF
- Warehouse: +/-6,375 SF
- 10' x 12' drive-in door
- One dock high loading dock
- 16'-18' clear height
- Pre-engineered steel warehouse, with clear span-no interior columns
- Rear fenced and paved yard with separate access
- Property is located in the SC Opportunity Zone







What are the incentives that encourage long-term investment in low-income communities?

The Opportunity Zones program offers investors the following incentives for putting their capital to work in low-income communities:

- Investors can roll existing capital gains into Opportunity Funds with no up-front tax bill.
- A 5 year holding increases the rolled-over capital gains basis by 10%
- A 7 year holding increases the rolled-over capital gain investment basis 5% for a total of 15%
- Investors can defer their original tax bill until December 31, 2026 at the latest, or until they sell their Opportunity Fund investments, if earlier.
- Opportunity fund investments held in the fund for at least 10 years are not taxed for capital gains.
- Read the recently released [Proposed Opportunity Zones Regulations](#) to learn the parameters of the program,