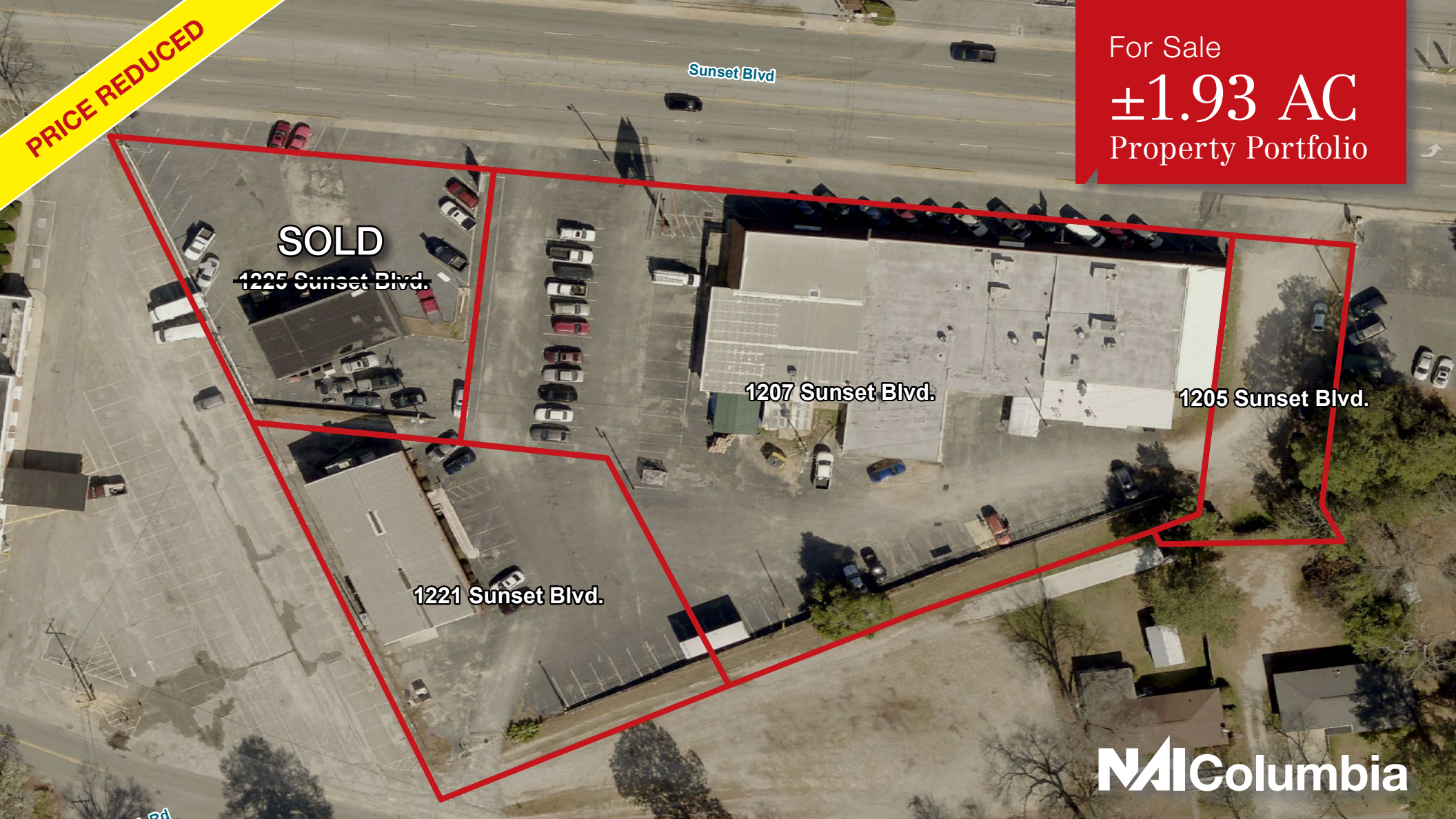


PRICE REDUCED

For Sale
±1.93 AC
Property Portfolio



Sunset Boulevard

West Columbia, South Carolina

CONTACT EXCLUSIVE BROKER FOR MORE INFORMATION:

Lee Bussell, Jr.
+1 803 744 9865 • lbussell@naicolumbia.com

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Sunset Boulevard

West Columbia, South Carolina

For Sale

±1.93 AC
Property Portfolio

Executive Summary

NAI Columbia, LLC is pleased to offer this unique opportunity to purchase this property portfolio located in the heart of West Columbia on Hwy 378/Sunset Blvd. These 2 stand-alone buildings total approximately ±23,669 SF and are situated on approximately ±1.93 acres. Currently the two buildings are 100% occupied by individual tenants. The majority of the leases are short term to provide flexibility for a future owner who may want to redevelop one or more of the buildings for an owner occupant or new retailer. With that being said - all existing tenants would be interested in staying on as long term tenants past their current lease expirations. Current lease terms are available upon request.

Traffic Counts: 21,800 VPD (Station 191)

Sales price for entire portfolio of properties: ~~\$1,500,000~~ **\$775,000**

1205-1207 Sunset Blvd.

- ±16,803 SF retail strip center situated on ±1.46 acres
- The building is currently fully leased to Jackson's Southern Kitchen, Queens Quarters, and a local Thrift Store
- Zoning C2- West Columbia
- Sales price: ~~\$900,000~~ **\$475,000**

1221 Sunset Blvd.

- Two story office building that is approximately ±6,866 SF.
- Property is situated on ±0.47 acres
- Zoning-R-2 West Columbia
- Building is currently occupied by the Columbia Academy of Cosmetology.
- Sales price: ~~\$350,000~~ **\$300,000**

Sunset Boulevard

West Columbia, South Carolina

For Sale

±1.93 AC

Property Portfolio



CLICK HERE TO WATCH VIDEO

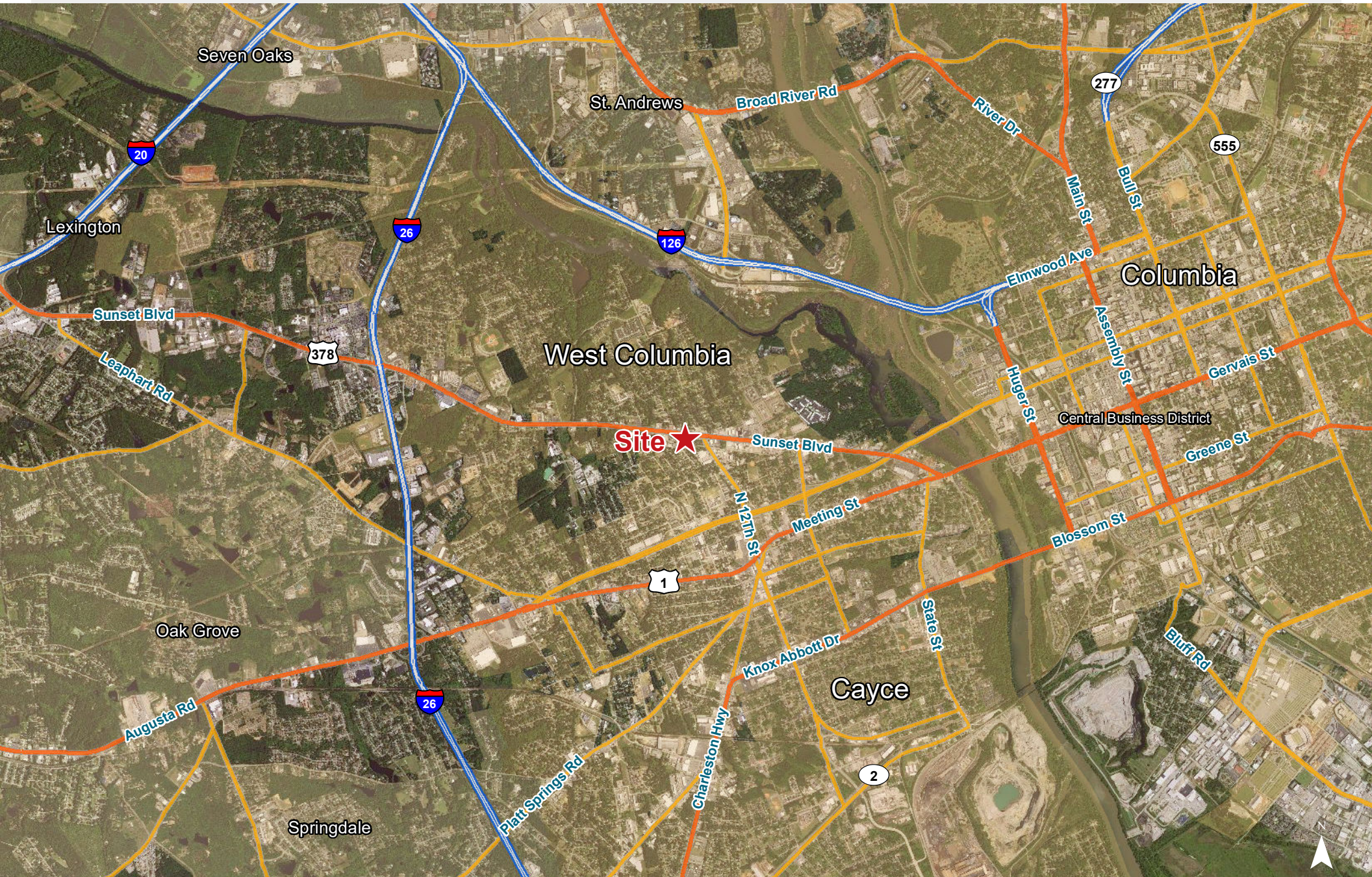


1205-1207 Sunset Blvd.



1221 Sunset Blvd.

Location



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Points of Interest

● Banks

● Gas Stations



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Neighboring Properties



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