



SPENCER/HINES
P R O P E R T I E S

FOR SALE/LEASE

22349 Asheville Hwy. Landrum, SC 29356



+/- 3,132 SF
+/- 1.02 Acres
\$349,000
\$10/SF NNN

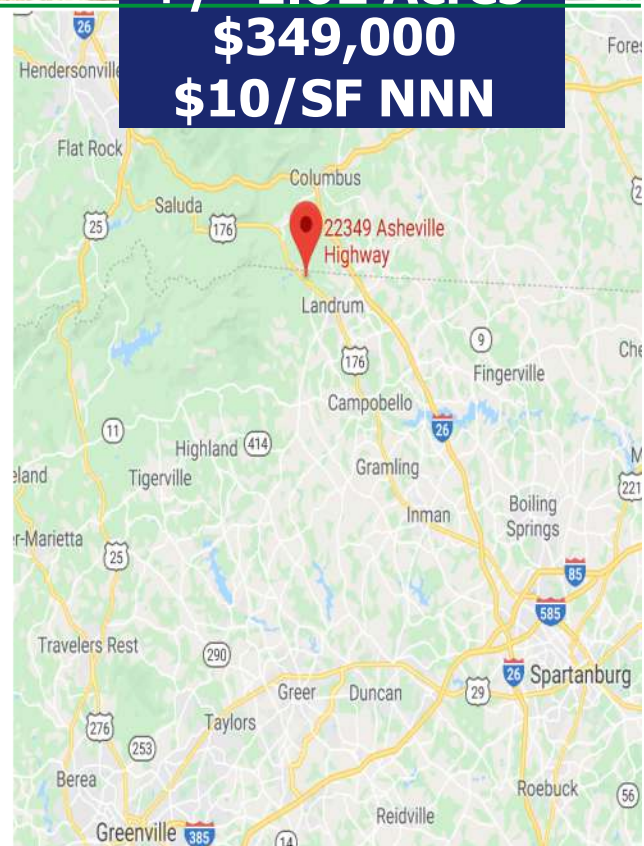
**Scenic Office/Retail/Restaurant Space
in Landrum, SC near NC Border!**

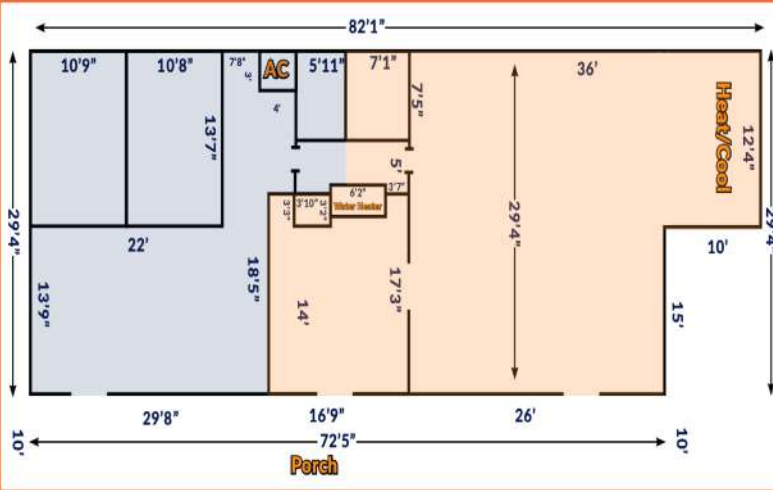
- +/-3,132 Sq. Ft. Building on +/- 1.02 Acres in Scenic Landrum, SC
- Well-Maintained, Fenced Yard; Great for events, entertainment, etc.
- Ample Parking, +/- 400 Ft. Frontage on Asheville Hwy.
- +/- 5,500 VPD

CONTACT | Greyson Furnas, CCIM- 864.316.8192
GreysonFurnas@spencerhines.com

www.spencerhines.com

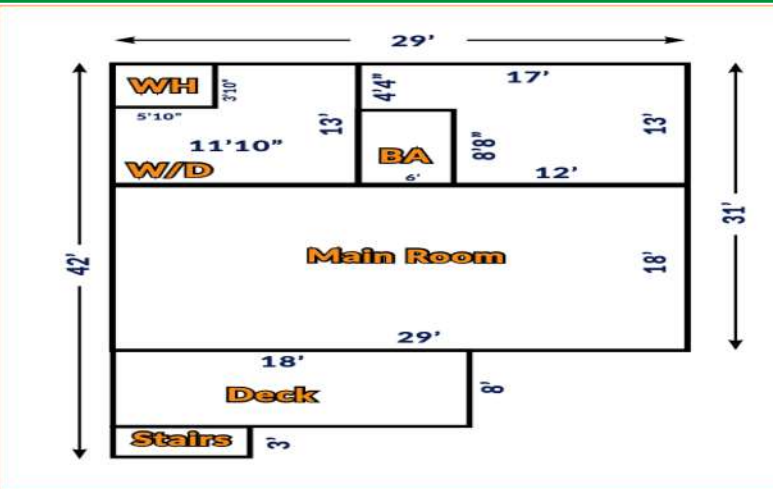
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380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001





**Lower Level:
+/- 2,271 SF**

- Open Layout, Flexible Floorplan & Subdivision options which can cater to many uses
- Covered Porch area across the front of Building
- Conveniently located right between Downtown Landrum & Downtown Tryon



**Upper Level (Apartment):
+/- 1,000 SF**

- 2 BR, 1 Bath Apartment
- Scenic Views & High Quality Finishes
- Perfect for live-work, Airbnb, or rental
- Outdoor Seating and Patio Area in Side Yard



- Move-In Ready, Great Live-Work Investment
- Great Location For Coffee Shop, Brewery/Tap house, Cyclist-Related Services, Art Gallery, Etc.
- 2, 3-Ton HVAC Units for Lower Level. 1, 2.5 Ton System for Upper Level
- In addition to Asheville Hwy. being a popular route, Landrum, SC is surrounded by Hiking & Biking Trails

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