

For Sale | ±15,000 SF
Historic Building



102 Grace St & 114 Elm St.

Prosperity, South Carolina

NAIColumbia

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807 Gervais Street, Suite 200
Columbia, South Carolina 29201

+1 803.254.0100

www.naicolumbia.com

Executive Summary

102 Grace St. & 114 Elm St. - Prosperity, South Carolina

- 102 Grace Street - Prosperity, SC (main corner).
- Bank owner downtown historic building for sale.
- Late 1800s construction - Renovated in 2004.
- ±14,448 total square feet
- Two (2) commercial spaces on ground level
- Four (4) apartments on second floor
- Tenant occupied all on M-T-M leases
- Parking: limited on-site with public lot across the street
- Zoned CC - Core Commercial
- Rear ±2,431 SF (4) bay self storage building included
- Sale price: **\$330,000.00**
- For additional information, please contact Cam Kreps

Property Photos

102 Grace St. - Prosperity, South Carolina



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Property Photos

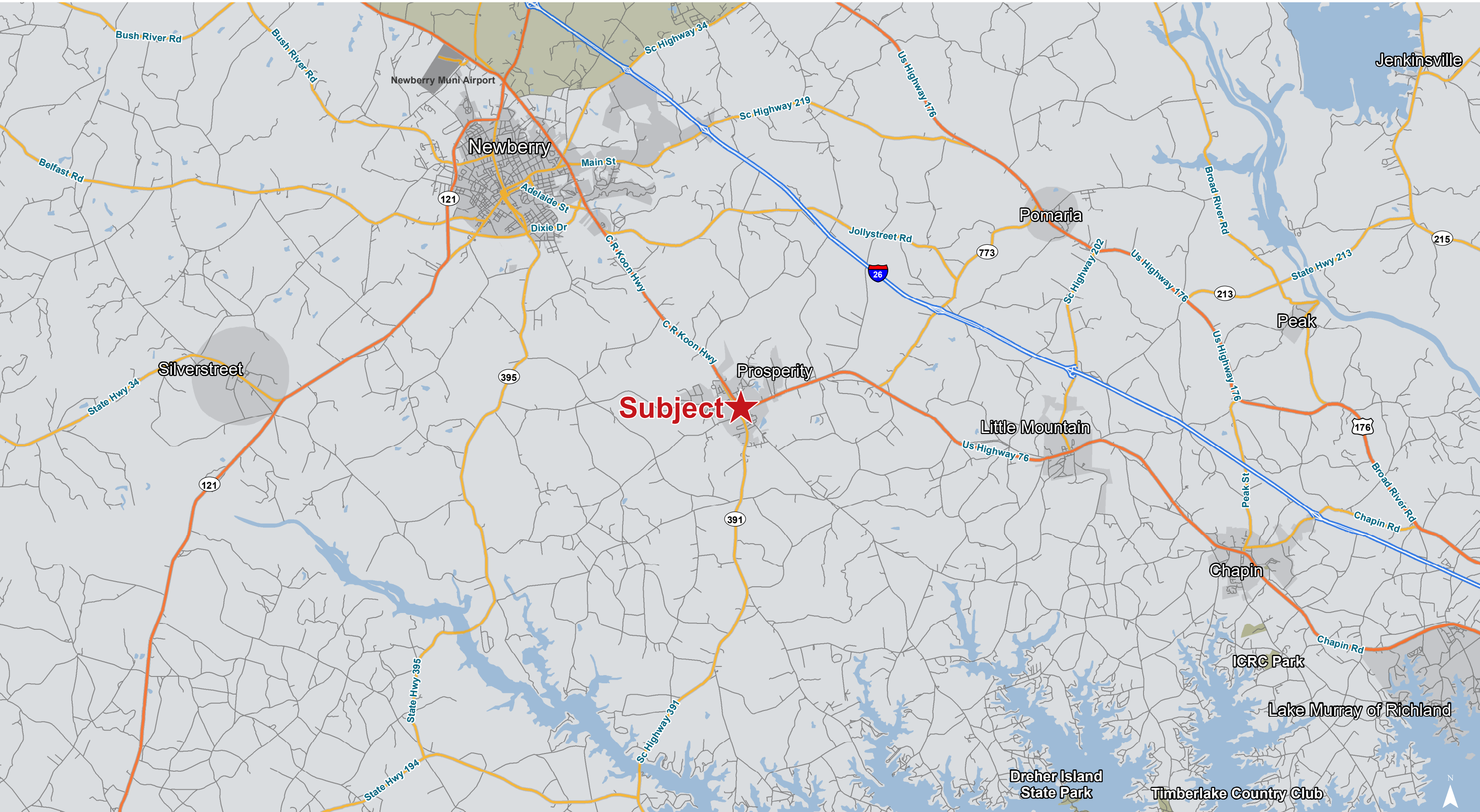
114 Elm St. - Prosperity, South Carolina



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Location



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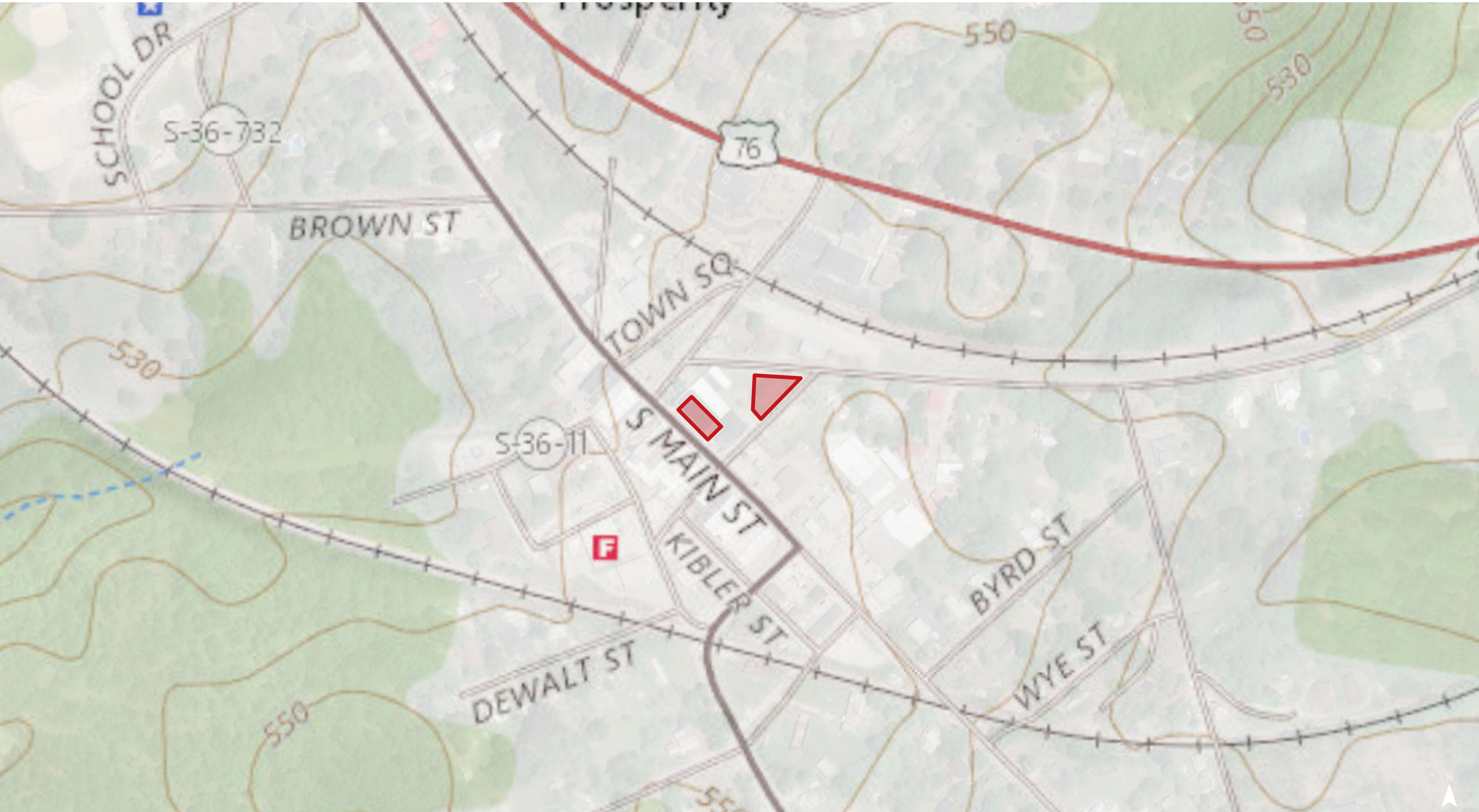
Points of Interest



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Map Unit Description (Brief, Generated)

Newberry County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: MeB2 - Mecklenburg sandy clay loam, 2 to 6 percent slopes, moderately eroded

Component: Mecklenburg (75%)

The Mecklenburg component makes up 75 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from diorite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map unit: SaB - Santuc loamy coarse sand, 2 to 6 percent slopes

Component: Santuc (75%)

The Santuc component makes up 75 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from gneiss and/or residuum weathered from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 26 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: UsC - Urban land-Cecil-Santuc complex, 2 to 10 percent slopes

Component: Urban Land (50%)

Generated brief soil descriptions are created for major soil components. The Urban Land is a miscellaneous area.

Component: Cecil (20%)

The Cecil component makes up 20 percent of the map unit. Slopes are 2 to 10 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from gneiss and/or residuum weathered from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Newberry County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: UsC - Urban land-Cecil-Santuc complex, 2 to 10 percent slopes

Component: Santuc (20%)

The Santuc component makes up 20 percent of the map unit. Slopes are 2 to 10 percent. This component is on interfluves, piedmonts. The parent material consists of residuum weathered from granite and/or residuum weathered from gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 26 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.