



**COLDWELL
BANKER
COMMERCIAL**

CAINE

DEVELOPMENT OPPORTUNITY

176, 180 & 183 Harris Place, Spartanburg, SC 29306

AVAILABLE SPACE

0.24 acre and 0.53 acre (0.77 acre total)

SALE PRICE

\$475,000

DOWNTOWN SPARTANBURG

Located a short walk from the center of Downtown Spartanburg. Near City Hall, AC Hotel, Coldwell Banker Caine, Hampton Heights Neighborhood and surrounded by land ripe for development.



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CONTACT

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151 S. Daniel Morgan Avenue, Spartanburg, SC 29306
864.585.8713

FOR SALE

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176, 180 & 183 HARRIS PLACE

Spartanburg, SC 29306

SALE



OFFERING SUMMARY

Price: \$475,000

Lot Size: 0.77 Acres

Zoning: DT-5: Urban Center

Submarket: Spartanburg CBD

PROPERTY OVERVIEW

The entire property consists of three parcels along Harris Place that total 0.77 acres. The surrounding area is well positioned for redevelopment as the area was historically a neighborhood but now only one house remains which is on the Site. Surrounding area includes a joint City Hall, Police and Fire Station complex, Carolina Alliance Bank, City View Apartments, Coldwell Banker Caine, State Farm, Action Printing, US Post Service, Partners for Active Living, National Beta Club HQ, Hub City Art Park and the newly constructed 114-key AC Hotel.

A local developer is developing a five-story mixed-use building at the corner of Harris Place and S Daniel Morgan Ave to have 25 one-bedroom units and ground floor retail. On the western side of S Daniel Morgan Ave, a national developer has purchased a historic 12-acre grain mill for \$6.9 million for which the area is named The Grain District that will be a great catalyst for Downtown Spartanburg.

PROPERTY HIGHLIGHTS

- Five minute walk to Morgan Square, the center of revitalized Downtown Spartanburg
- Zoned for a variety of uses on up to six-floors with the ability for ten-floors
- Additional adjacent land available for sale (contact broker for details)

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Pictometry

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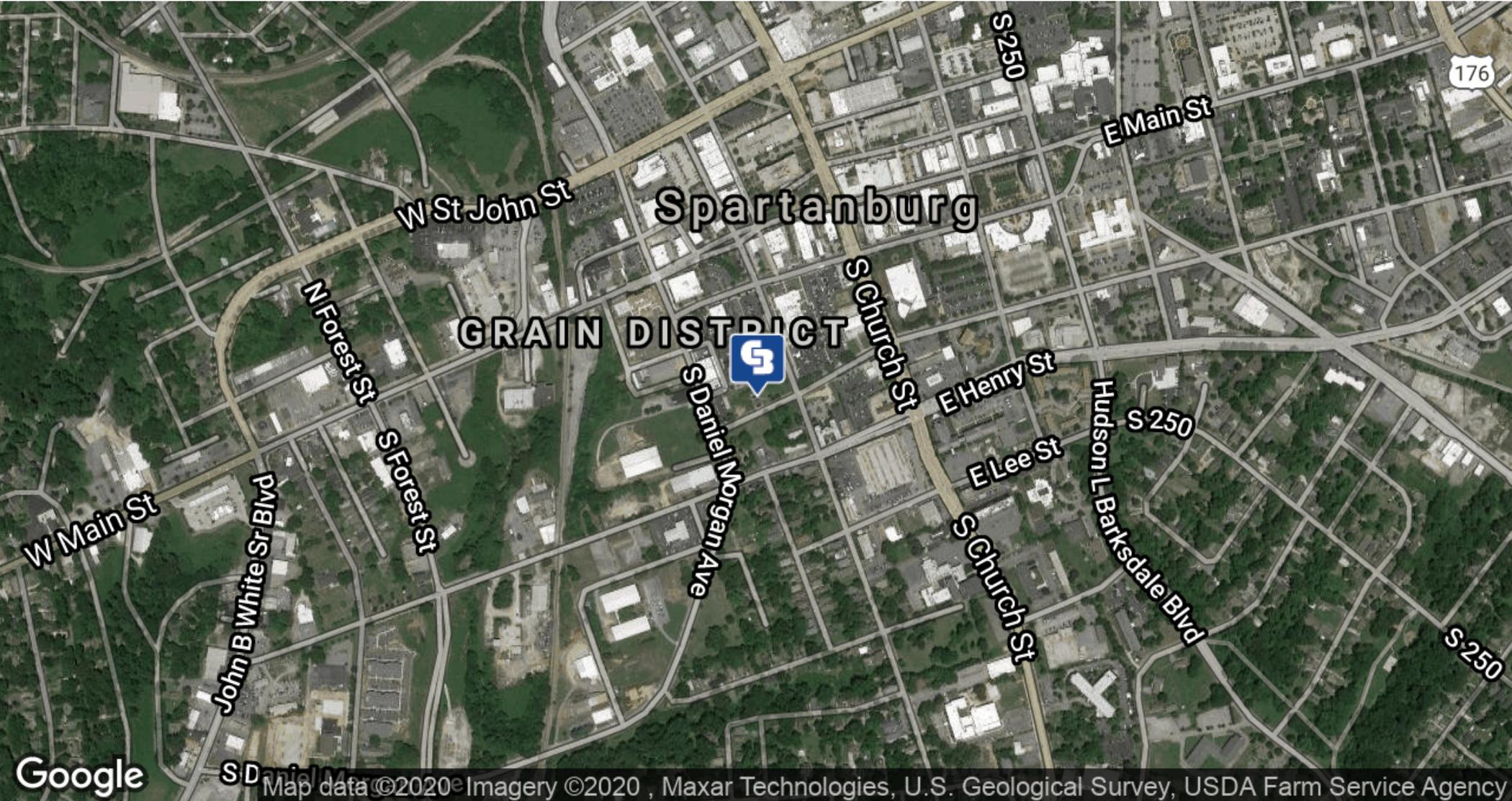
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Google

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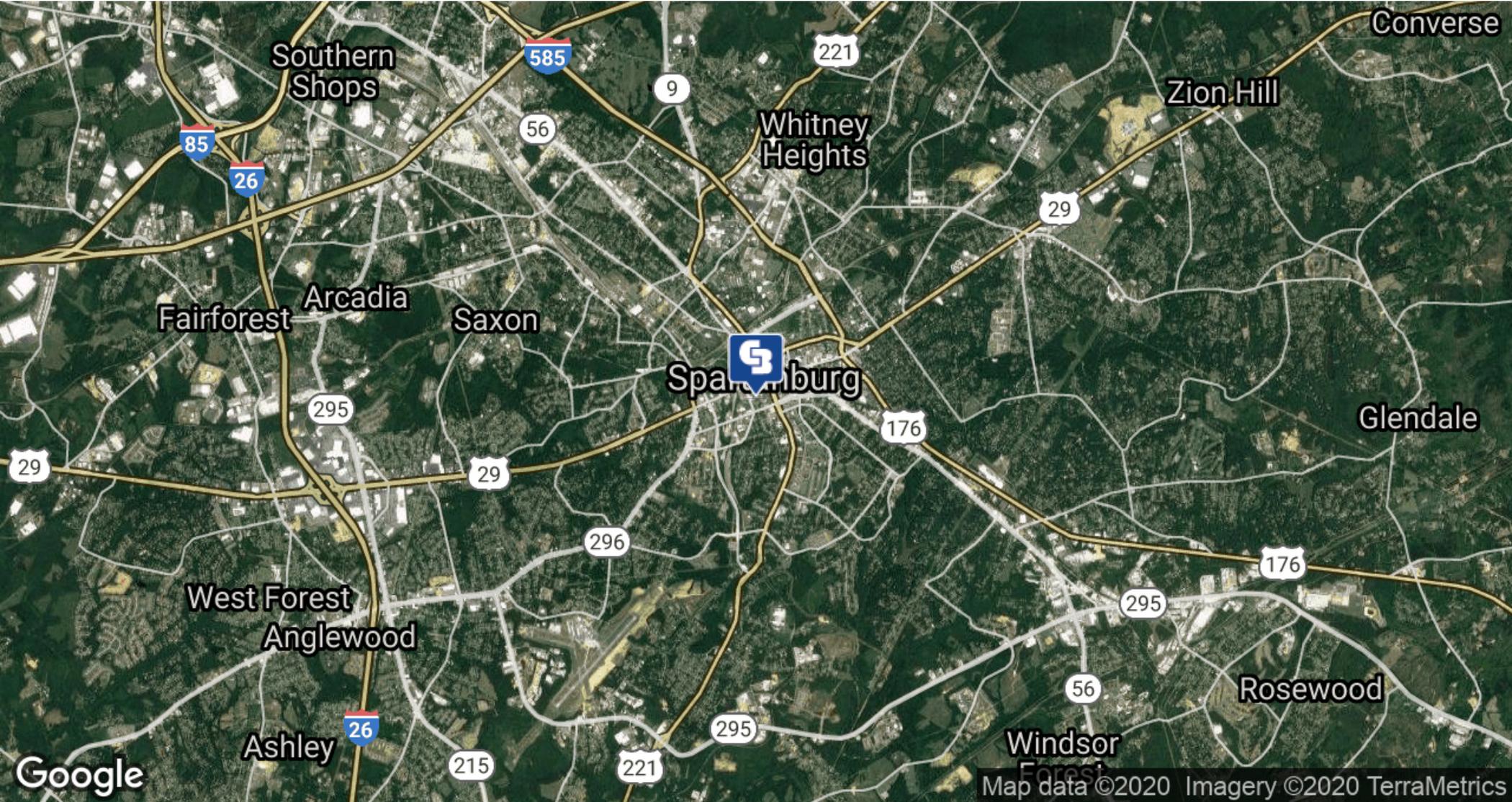
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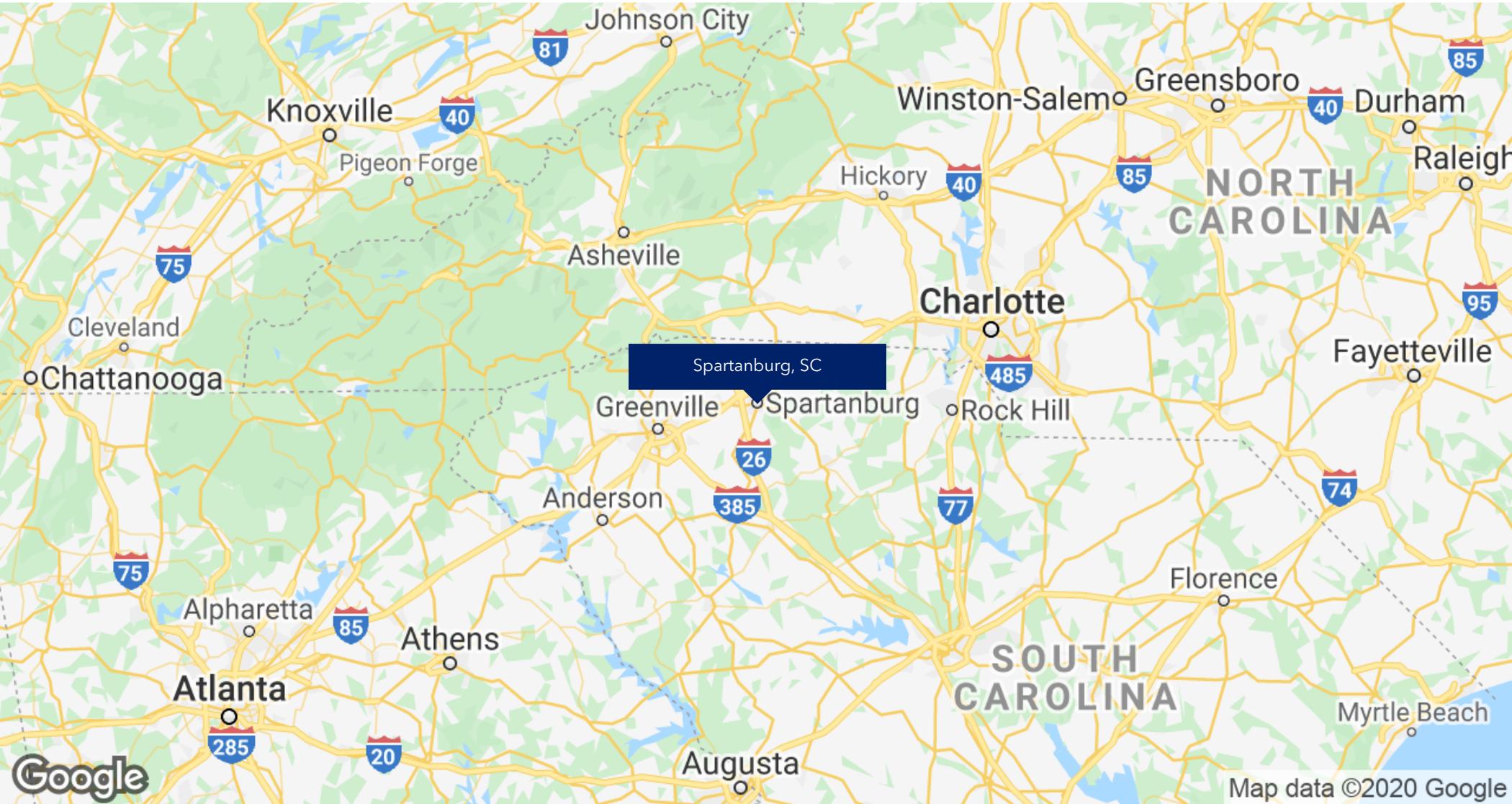
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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.