

1644 HWY 17 NORTH

MOUNT PLEASANT

Price: \$1,579,000

MLS#: 2918247p - CMS - RET - Freest, Mall, Neigh, Region, Strip **Status:** Active
Area: (42) CHS-Mt.Pleasant South of Hwy.41
Name: TENNILLE AND COMPANY **ProposedDev:** N
Address: [1644 HWY 17 NORTH](#)
City: MOUNT PLEASANT **Zip:** [29464](#)
Municipality: (12) MT. PLEASANT **County:** Charleston
Bldg SqFt: 3,600 **Lot SqFt:** 35719
Acreage: 0.82 **Lot Dim:**
Zoning: **Lot Front:** 207
Tax Map#: 559-00-00-203 **Lot Depth:** 246
Off Class: **Off SqFt:**
Directions: CONFIDENTIAL LISTING, PLEASE DO NOT TALK TO EMPLOYEES.
Ava.Suite:

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Prop Desc: This lot consists of TMS Numbers 559-00-00-203 & 204. Building was remodeled last year with top of the line finishes; it also has new AC units. 3,600 square foot Building with a drive thru lane and plenty of parking. Building may be expanded on to additional land area. Site is 0.82 acres. Tennille will stay open until closing. Again please do not approach employees about sale.

Loopnet Cat: Free Standing Building
ConstrStat: Existing

CntngncyRsn:

Lease Info:
Financing:
Down Pymnt: **Loan Pymnt:** **Cash Flow:**
Gross Inc: **Ann. Exp:** **NOI:**
Cap Rate: 0% **Auction Type:** **Reserve Amt:**
Auction:

List Date: 7/6/2009 **Exp Date:** 6/5/2010
Coop: Co-op **Manner Comp Pd:** Call for Details **Agency** Exclusive Right to Sell
List Agent: (16930) [MARK E. ERICKSON](#) **Type/Comp/SubAccept:** EXRIGHT/3 %/N
List Office: (8006) COPPEDGE & TISON COMMERCIAL RE **Variable:** N
Contacts: Agent Office Direct Agent Mobile **List Co-Agent:** ()
 843-724-0109 404-226-5829

Area Great location, Big Name Drugstore relocating across street.

Desc:

Agnt Great location on Hwy 17 N next to the Tru Value Hardware store just of the corner of Hwy 17 N and Mathis Ferry Road. Just south of popular
Notes: Town Center Shopping Center. Land area is approximate. Owner has new survey and completed Phase one environmental site Assessment.
 AVAILABLE FOR OCCUPANCY UPON SALE.

Tenant Info:

Ind Clernce: **Ind Dock High:** **Ind Grnd Lvl:**
Ind Power: **Ind Rail:** **Ind Sprinkler:**
Lan Max Price/SqFt: **Lan Min Price/SqFt:** **Ret Anchors:**
Mul Exp/Sqft: **Mul Exp Types:** **Mul Exp/Unit:**
Mul GRM: **Mul Num Unit:** **Mul Price/Unit:**
Mul Schd Inc: **Mul Vacancy:** **Apx YrBlt:** 1996
Eave Height:

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