

**186 SAINT PHILIP ST**

**CHARLESTON**

**Price: \$599,000**

**MLS#:** 2921674p  - CMS - RET - Freest, Mall, Neigh, Region, Strip **Status:** Active  
**Area:** (51) CHS-Peninsula Chas. inside of crosstown  
**Name:** **ProposedDev:** Y  
**Address:** [186 SAINT PHILIP ST](#)  
**City:** CHARLESTON **Zip:** [29403-5425](#)  
**Municipality:** (11) CITY OF CHARLESTON **County:** Charleston  
**Bldg SqFt:** 3,400 **Lot SqFt:**  
**Acreage:** 0.01 **Lot Dim:**  
**Zoning:** **Lot Front:**  
**Tax Map#:** 460-12-02-064 **Lot Depth:**  
**Off Class:** **Off SqFt:**  
**Directions:**  
**Ava.Suite:**

Click photo for additional mecenlarg



**Prop Desc:** 186 St. Phillips is located in one of the hottest areas in town. The 3,400 square foot building has not been available for 37 years. This is a corner lot situated on St. Phillips and Cannon, just across the street from the brand new townhome development done by Reavis and Comer; this is a great opportunity to start a new business or restaurant. (One block off King Street).

**Loopnet Cat:** Street Retail  
**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:** 8/11/2009 **Exp Date:** 8/10/2010  
**Coop:** **Manner Comp Pd:** **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:** Y  
**Contacts:** Agent Office Direct Agent Mobile **List Co-Agent:** ()  
 843-724-0109 404-226-5829

**Area Desc:**  
**Agnt Notes:**  
**Tenant Info:**

<b>Ind Clernce:</b>	<b>Ind Dock High:</b>	<b>Ind Grnd Lvl:</b>	
<b>Ind Power:</b>	<b>Ind Rail:</b>	<b>Ind Sprinkler:</b>	
<b>Lan Max Price/SqFt:</b>	<b>Lan Min Price/SqFt:</b>	<b>Ret Anchors:</b>	
<b>Mul Exp/Sqft:</b>	<b>Mul Exp Types:</b>	<b>Mul Exp/Unit:</b>	
<b>Mul GRM:</b>	<b>Mul Num Unit:</b>	<b>Mul Price/Unit:</b>	
<b>Mul Schd Inc:</b>	<b>Mul Vacancy:</b>	<b>Apx YrBlt:</b>	1973
<b>Eave Height:</b>			

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 Prepared by MARK ERICKSON of COPPEDGE & TISON COMMERCIAL REAL ESTATE on 11/24/2009 11:31:07 AM