

Search Criteria: ListAgntID Starts with "16930"|Status <> H and <> XF

2209 SAVANNAH HWY

CHARLESTON

Price: \$2,390,000

MLS#: 2820349p - CMS - BUS - **Status:** Active
Area: (11) CHS-W.Ashley inside I-526 to Ashley Rive
Name: **ProposedDev:** N
Address: [2209 SAVANNAH HWY](#)
City: CHARLESTON **Zip:** [29414-5315](#)
Municipality: (10) CHARLESTON COUNTY **County:** Charleston
Bldg SqFt: 1,907 **Lot SqFt:**
Acreage: 1.07 **Lot Dim:**
Zoning: **Lot Front:**
Tax Map#: 310-07-00-009 **Lot Depth:**
Off Class: **Off SqFt:**

Click photo for additional media and enlargement



Directions: At the base of the entry way to 526 from Charleston on Savannah Highway. Property is accessed by 2 curb cuts on 17 and one on Carrillo. Property is surrounded by a diverse business community. Dense residential neighborhoods interlaced with commercial properties. Within a half-mile radius are private & public schools, City of Charleston Fire Station, a private country club, public boat landing, real estate offices, medical & dental offices, financial institutions, movie theater, retail shopping, grocery stores, fast food and other dining establishments.

Ava.Suite:

Prop Desc: Prime property for convenience store conversion or any retail business that needs a high visibility location. Current business has 26 yrs of operation and loyal customer base. All of the Car Dealerships have accounts with this station. Fuel service station/vehicle repair. Located 500 yards from 526, Exxon branded. All pumps 10 years old. Property is accessed by 2 curb cuts. Station has 4 fiberglass underground fuel tanks with 4 dispensers allowing service to two vehicles each. (4 Diesel fuel pumps as well) All fuel supply lines from tanks to dispensers are fiberglass. 2 mechanical bays with 2 lifts inside and 2 outside. Small office area with nice size convenience store. All DHEC records on hand. No personal tools or any vehicles to convey. Gasoline on hand at time of sale is included in inventory. Buyer to verify all information deemed important to them.

Loopnet Cat: Service Station/Gas Station
ConstrStat: Existing

CntngncyRsn:

Lease Info:

Financing:

Down Pymnt:

Gross Inc:

Cap Rate: 0%

Auction:

Loan Pymnt:

Ann. Exp:

Auction Type:

Cash Flow:

NOI:

Reserve Amt:

List Date: 7/1/2008

Coop:

List Agent: (16930) [MARK E. ERICKSON](#)

List Office: (8006) COPPEDGE & TISON COMMERCIAL RE

Contacts: Agent Office Direct 843-724-0109 Agent Mobile 404-226-5829

Exp Date: 6/30/2010

Manner Comp Pd:

Type/Comp/SubAccept: EXRIGHT/3 %/

Variable: N

List Co-Agent: ()

Agency Exclusive Right to Sell

Area Desc: CONFIDENTIAL LISTING: please do not talk to the employees. Call for appointment.

Agnt Notes:

Tenant Info:

Ind Clernce:

Ind Power:

Lan Max Price/SqFt:

Mul Exp/Sqft:

Mul GRM:

Mul Schd Inc:

Eave Height:

Ind Dock High:

Ind Rail:

Lan Min Price/SqFt:

Mul Exp Types:

Mul Num Unit:

Mul Vacancy:

Ind Grnd Lvl:

Ind Sprinkler:

Ret Anchors:

Mul Exp/Unit:

Mul Price/Unit:

Apx YrBlt:

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