

**5133 RIVERS AVE**

**NORTH CHARLESTON**

**Price: \$1,025,000**

**MLS#:** 2926599m  - CMS - IND - Flex  
**Area:** (31) CHS-N.Charleston Area inside I-526  
**Name:**  
**Address:** [5133 RIVERS AVE](#)  
**City:** NORTH CHARLESTON  
**Municipality:** (12) MT. PLEASANT  
**Bldg SqFt:** 12,760  
**Acreage:** 1.20  
**Zoning:** B-2  
**Tax Map#:** 472-14-00-179  
**Off Class:**  
**Directions:**  
**Ava.Suite:**

**Status:** Active  
**ProposedDev:** N  
**Zip:** [29406-6337](#)  
**County:** Charleston  
**Lot SqFt:**  
**Lot Dim:**  
**Lot Front:**  
**Lot Depth:**  
**Off SqFt:**

Click photo for additional media and enlargement



**Prop Desc:** Five adjacent parcels containing aprox 1.2 acres of land located on Rivers Avenue at the intersection of Interstate 526. Site is somewhat rectangular in shape, and at road grade. Showroom/warehouse building with 12,760 S.F. Steel frame construction with a paneled metal exterior. Originally built in 1974 and expanded over the years. Good quality construction and functional in design. 225 feet of frontage on Rivers, adjacent land may be available from the state of SC.

**Loopnet Cat:** Flex Space  
**ConstrStat:** Existing

**CntngncyRsn:**

**Lease Info:**

**Financing:**

**Down Pymnt:**

**Gross Inc:**

**Cap Rate:** %

**Auction:**

**Loan Pymnt:**

**Ann. Exp:**

**Auction Type:**

**Cash Flow:**

**NOI:**

**Reserve Amt:**

**List Date:** 10/6/2009  
**Coop:** Co-op  
**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:** 10/5/2010  
**Manner Comp Pd:**  
**Type/Comp/SubAccept:** EXRIGHT/3 %/  
**Variable:** Y  
**List Co-Agent:** ()  
**Agency:** Exclusive Right to Sell

**Area Desc:** Great Location, site easily seen from 526. First time available in 40 years.  
**Agmt 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>	NONE
<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 Price/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>	1974
<b>Eave Height:</b>	14		

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