



FREESTANDING OFFICE BUILDING FOR SALE

# Canal Freestanding Office Building

2431 HIGHWAY 501 EAST CONWAY, SC 29526



**B.W. "RUSTY" HELM**

843.626.3400

[rusty@keystonecommercial.com](mailto:rusty@keystonecommercial.com)

**RYAN EARNEST**

843.626.3400

[ryane@keystonecommercial.com](mailto:ryane@keystonecommercial.com)

4706 Oleander Drive, Myrtle Beach, SC 29577-3537 | [www.keystonecommercial.com](http://www.keystonecommercial.com)





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## OFFERING SUMMARY: OFFICE BUILDING FOR SALE

<b>Sale Price:</b>	<b>\$2,250,000</b>
<b>Building Size Approximately:</b>	30,300 SF
<b>Lot Size Approximately:</b>	5.1 Acres
<b>Zoning:</b>	HC (Highway Commercial District), County of Horry, SC.

[Zoning Map \(Click Here\)](#)

[Zoning Code \(Click Here\)](#)

## PROPERTY OVERVIEW

**OFFERED FOR SALE:** is this large, freestanding, brick and concrete Office Complex. There is a large welcoming foyer, many retractable and non-load bearing partition walls, an well appointed Mahogany Executive Suite, and two walk-in vaults. Located on Highway 501 in very close proximity to Coastal Carolina University, Horry-Georgetown Technical College, and the Conway Medical Center. The site has access via two decel lanes off Highway 501, one curb cut on Highway 501, and three curb cut access points off Winyah Road.

## PROPERTY HIGHLIGHTS

- Approximately 5.10 Acres
- Approximately 450' of Frontage on Highway 501
- Identified as: PIN #38311040025, County of Horry, SC.
- Average Daily Traffic Count-52,600 (Source: SCDOT 2018)
- Annual Real Estate Taxes 2019-\$32,215, County of Horry, SC.
- **IMPROVEMENTS:**
- Approximately 30,300 SF Freestanding Building
- Single -Story, brick veneer on a reinforced slab
- Large reception office
- Floor Plan Attached
- 115 Parking Spaces with 5 Handicapped Spaces
- 2 Decel Lanes off Highway 501
- 1 Curb Cut on Highway, and 3 Curb Cuts on Winyah Road

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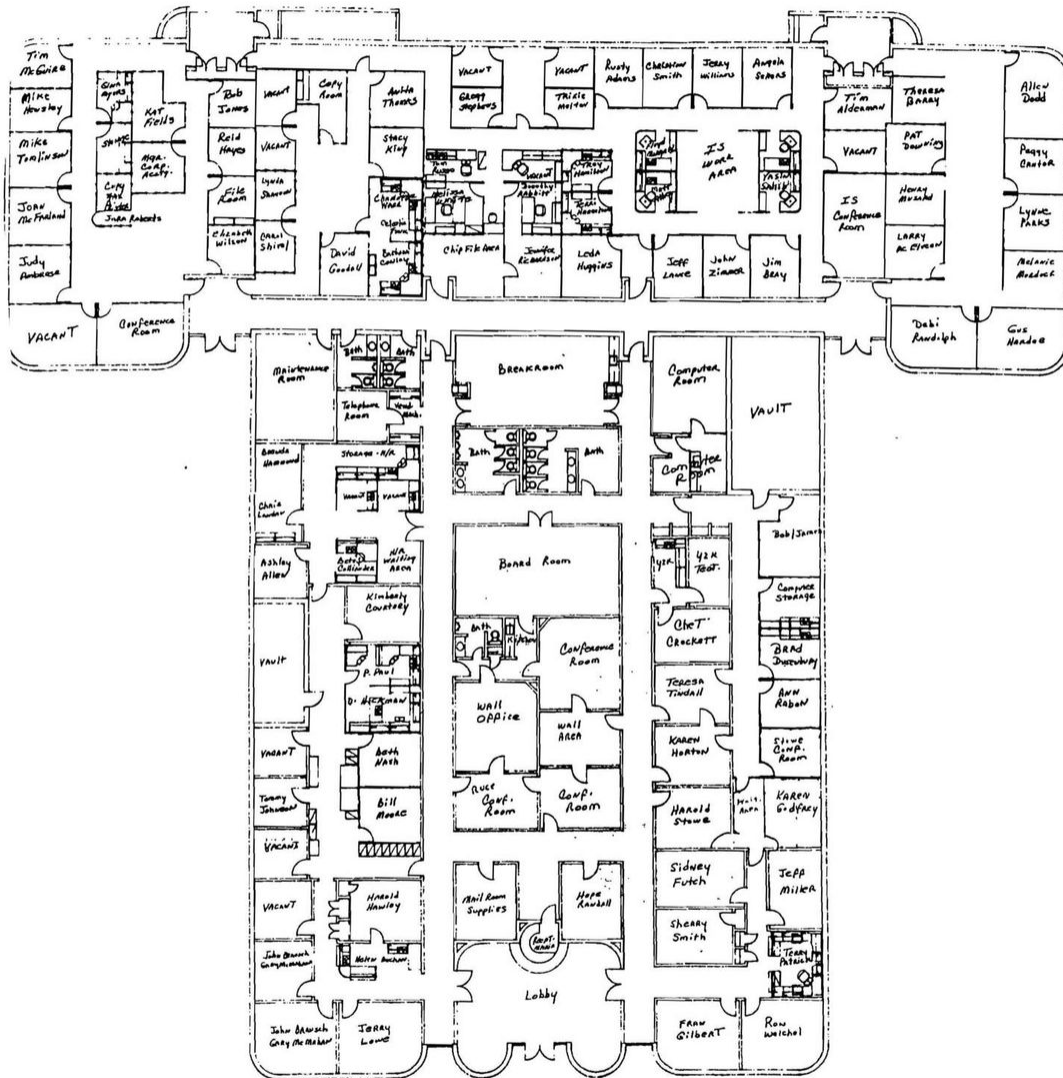
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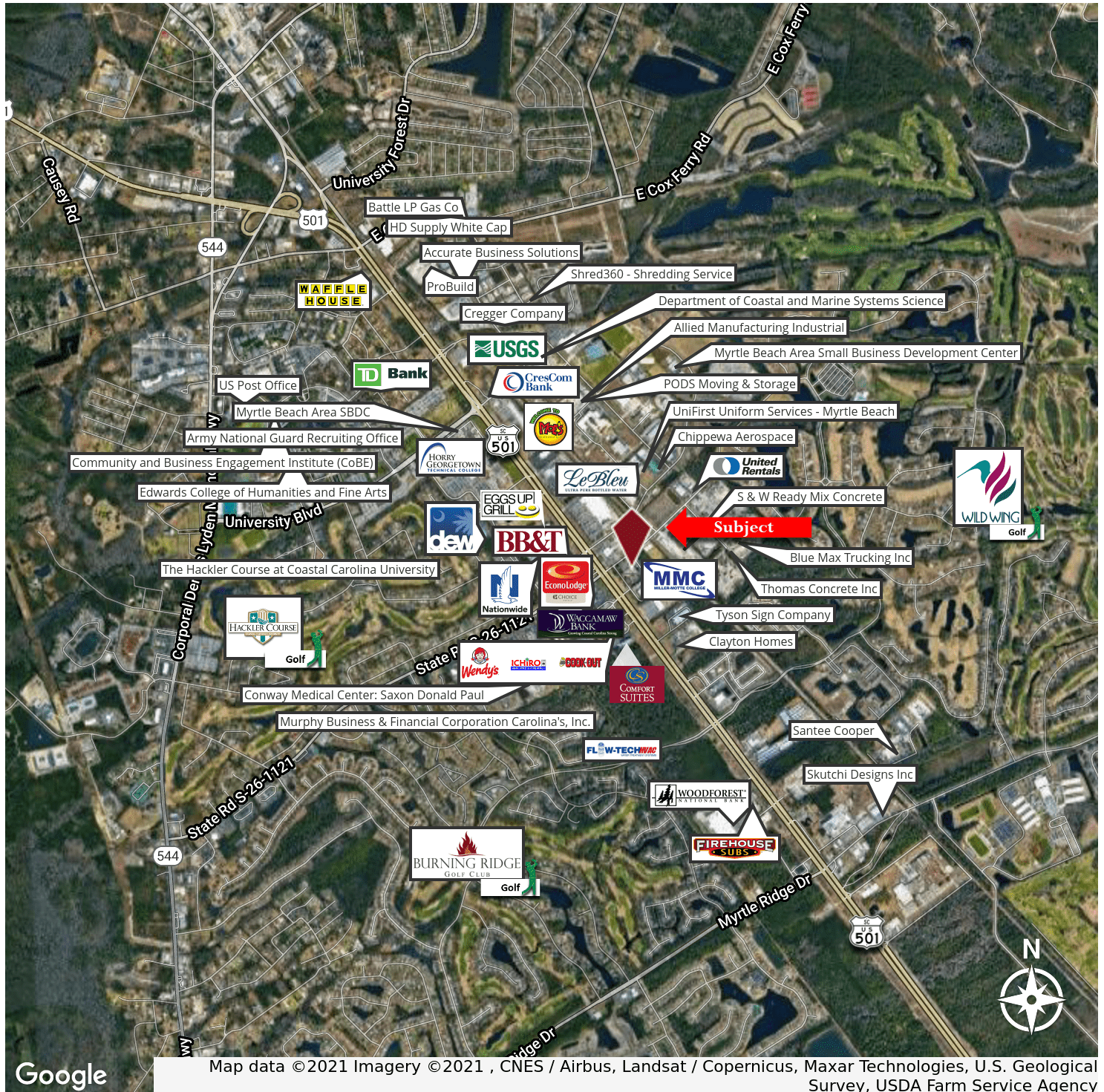
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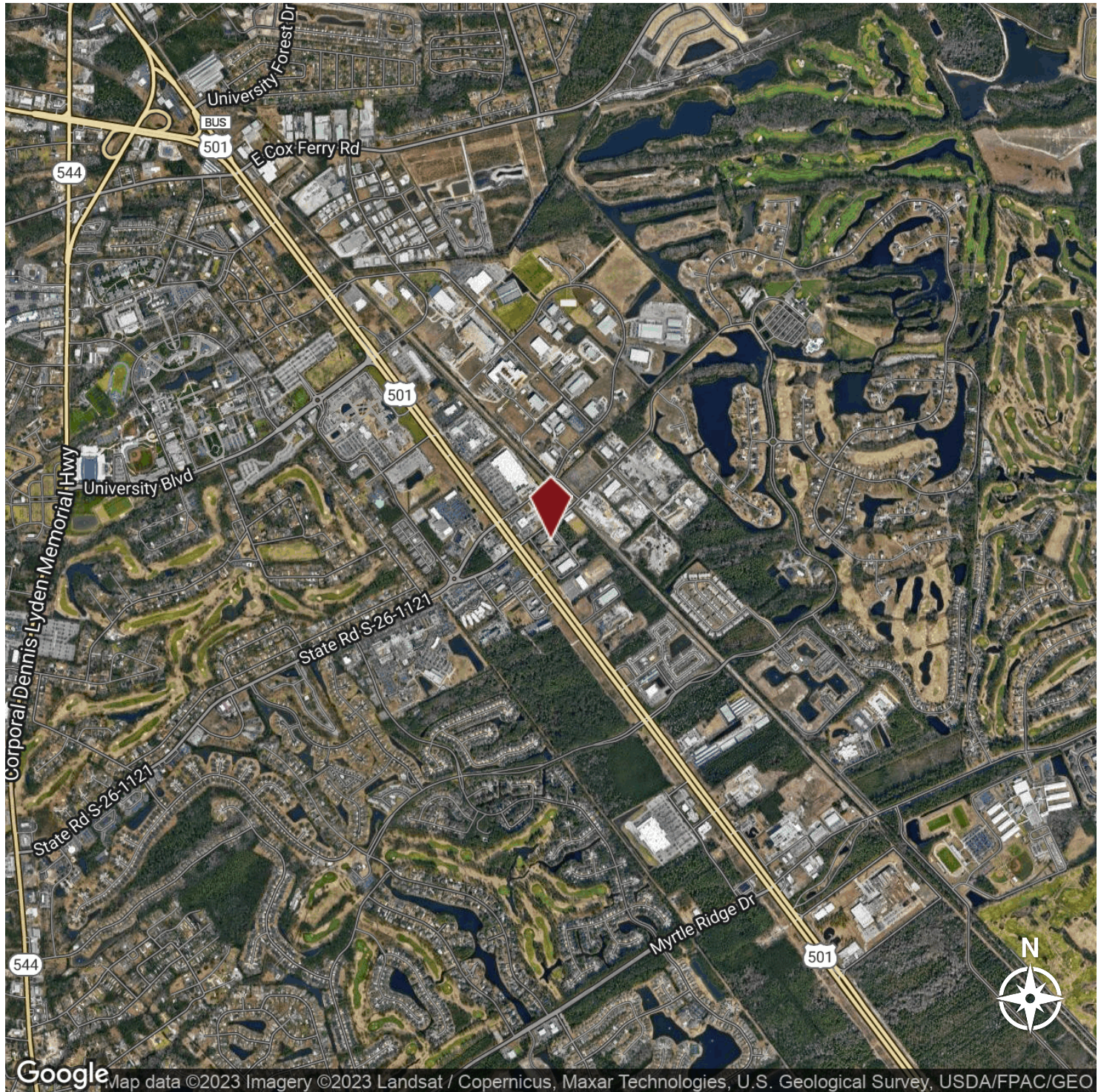
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## Conway, South Carolina



Tree-lined streets, historic homes and churches, a revitalized business district, and the wondrous Waccamaw River are what makes Conway such a charming town. Conway has much to offer visitors as well, including walking tours, riverboat cruises, antique shops, restaurants and cafes, the Horry County Museum, and numerous historic landmarks. Originally named Kingston, Conway was created in 1734 as part of Royal Governor Robert Johnson's Township Scheme.

### **Downtown**

A short drive from the Grand Strand (about 15 miles from the Atlantic), the downtown area of this historic river town is home to a unique array of shopping, dining, and scenic views. A drive through the town will take visitors down streets built around live oaks that are protected by a tree-ordinance designed to preserve its "Oldest Citizens." Several historical markers also dot the downtown landscape, providing curious visitors with an idea of the area's past. Unlike Myrtle Beach, the best way to get the most out of your time here is probably by foot, as the main attractions of downtown Conway are confined to a few blocks in each direction. Parking is free, so choose a spot and make your way to Main Street, which is the best starting point for any self-guided tour.

### **Shopping**

Conway offers many different shopping experiences. Coastal Centre, with anchor department stores like Belk and Goody's, offers an abundant selection of quality fashions. The Bay Village Shopping Center features Badcock Home Furnishing, SunCom as well as other shops. Other centers include Waccamaw Square, Food Lion Plaza, Myrtle Ridge Shopping Center and The Gateway Plaza, which features a twenty-four hour Wal-Mart Supercenter, Burk's Outlet and an Office Depot as well as other shops.

Downtown Conway is an active participant in the Main Street USA Program, an economic revitalization program based on the preservation of the unique character and appeal of historic downtowns. Since the program's inception in 1985, downtown Conway has experienced a resurgence of the qualities which have traditionally made downtowns so popular: quality of merchandise, wide selections, reasonable prices and friendly people. The downtown area provides shopping from antiques to fashion wear, gifts to crafts, and galleries to novelty shops.

### **Eating and Drinking**

Conway eateries receive rave reviews from area residents and visitors alike. With many choices of bakeries, restaurants, cafes, fast-food and buffets, you certainly will not go hungry. Enjoy mesquite, wood-fired steaks and fresh local seafood on an outdoor patio, overlooking the black, mirror like waters of the Waccamaw River, or dine in the cozy warmth of a bakery-café, where the smells of fresh baked breads and tempting desserts take you back to your grandmother's kitchen. Feast on a smorgasbord of delicacies from country cooking to seafood treats or delight in eclectic cuisine cooked in front of your eyes while enjoying a favorite cocktail. Spend a romantic evening, just the two of you, in a candle-lit bistro or take the whole family out for good food, fast, with a little character as well. Several chains, both fast-food and sit-down style restaurants or buffets, are represented in Conway and are easily accessible. Dining in Conway is truly a feast for the senses...the choices are waiting to be discovered.

### **Attractions**

In Conway, one of our most famous attractions is The Boardwalk. It brings over 1,000 people each year. Discover the treasures of our county by taking in an exhibit at the Horry County Museum. Take in a live theatre production in the Old Main Street theater or Coastal Carolina University's Wheelwright Auditorium. And while in town, enjoy the huge moss-draped live oaks standing along avenues where vehicular traffic yields the right-of-way as the huge trees stand defiantly in the middle of the street or just out from the curbs.

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