



FREESTANDING BUILDING FOR SALE



Former Wells Fargo Bank

13272 HIGHWAY 17 PAWLEYS ISLAND, SC 29585



B.W. "RUSTY" HELM

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PAWLEYS ISLAND, SC 29585



PROPERTY OVERVIEW

OFFERED FOR SALE: This Masonry/Concrete/Brick, Free-Standing, 1,860 SF Building, located along the Eastern side of U.S. Highway 17 in the Pawley's Island Community of Georgetown County. An excellent location for Professional Offices, Retail or Medical uses.

PROPERTY HIGHLIGHTS

- Approximately 0.54 Acres
- Approximately 160' of Frontage on Highway 17
- Average Daily Traffic Count-35,400 (Source: SCDOT 2019)
- Identified as: TMS #04-0141-036-00-00, County of Georgetown, SC.
- Annual Real Estate Taxes 2019: \$5,006, County of Georgetown, SC
- Corner Lot with 1 Curb Cut on Ocean Highway, 1 Curb Cut on Channel Bluff
- Median Cut on Ocean Highway for Southbound Traffic
- **IMPROVEMENTS:**
 - Approximately 1,860 SF Free Standing Masonry/Concrete Building
 - Constructed in 1977
 - Three Offices
 - Open Lobby Area
 - Two Restrooms
 - Double Drive-Thru Lanes
 - Large Walk-In Vault
 - Currently configured with 18 Parking Spaces
 - Asphalt Parking, Concrete Sidewalk

OFFERING SUMMARY: FREE STANDING BUILDING

Sale Price:	\$675,000
Building Size Approximately:	1,860 SF
Lot Size Approximately:	0.54 Acres
Zoning:	General Commercial District (GC), County of Georgetown, SC.

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

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

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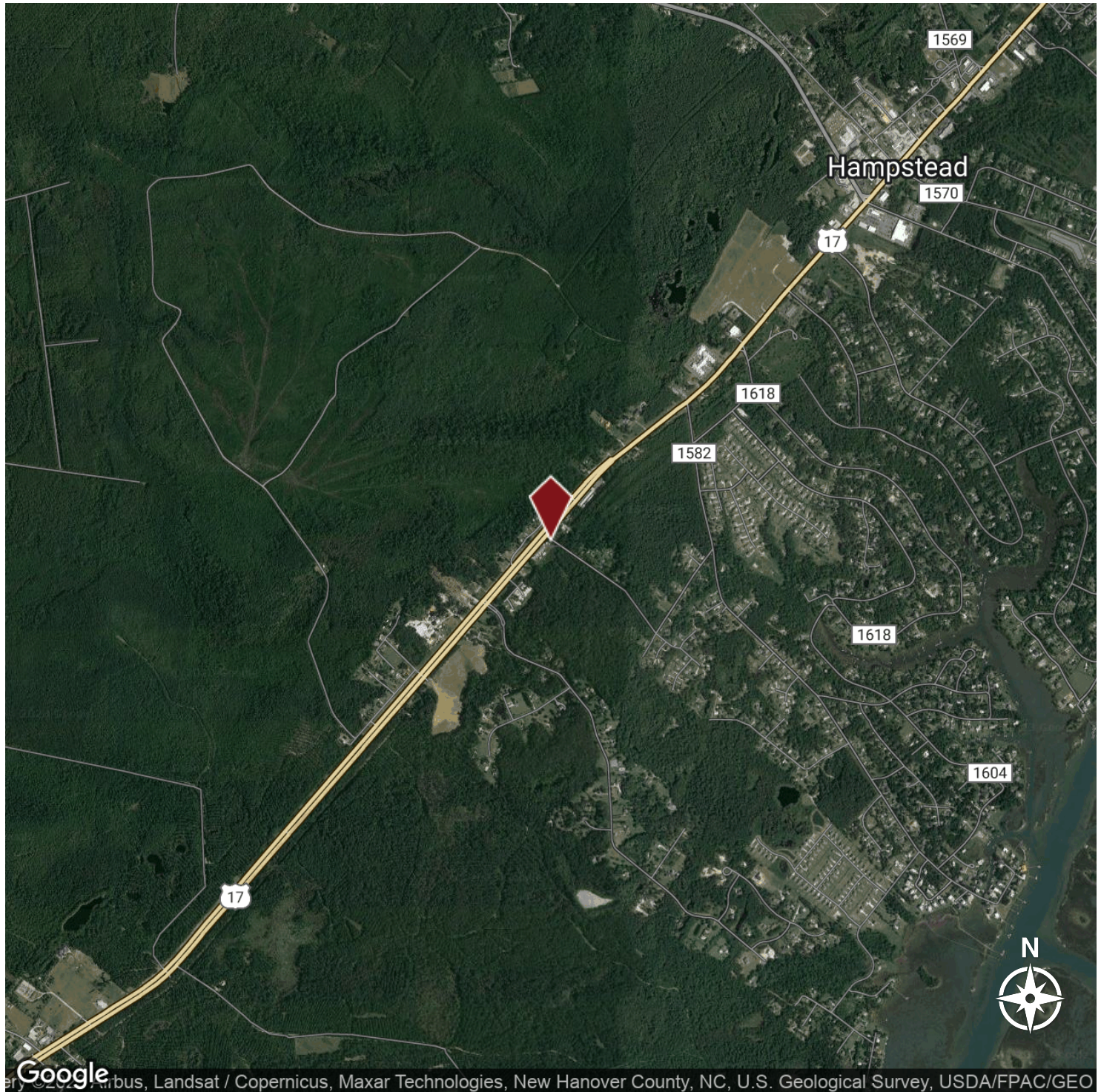


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