

# 271 COLUMBIA AVENUE

OFFICE BUILDING FOR SALE OR LEASE | Chapin, SC 29036



*Exclusively Presented By*

**SHERRI C. BURRISS**

803.900.8017

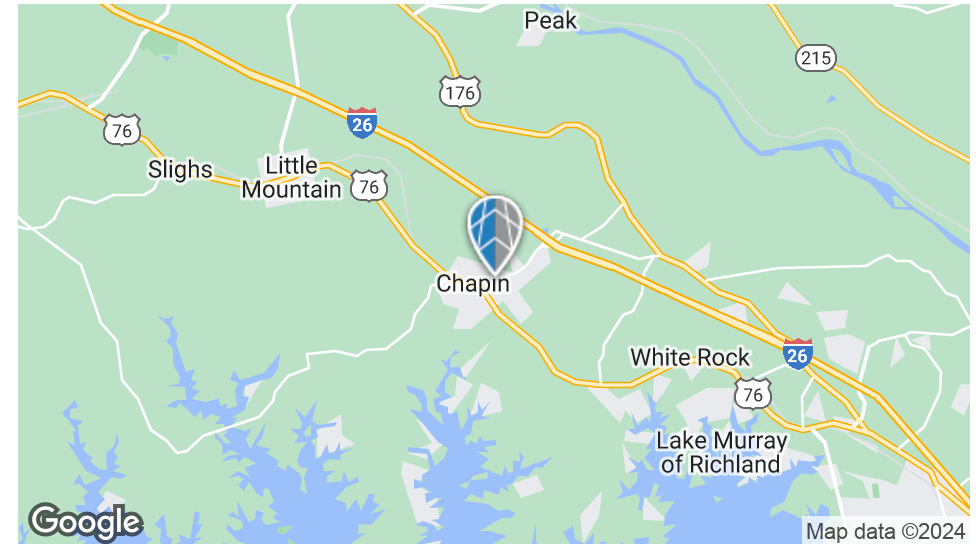
[sburris@roicommercialsc.com](mailto:sburris@roicommercialsc.com)

**ROI COMMERCIAL, LLC**

1300 Sumter Street

Columbia, SC 29201

803.900.8020



## PROPERTY SUMMARY

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Sale Price:</b>    | \$595,000                          |
| <b>Lease Rate:</b>    | Negotiable                         |
| <b>Lot Size:</b>      | 0.91 Acres                         |
| <b>Building Size:</b> | +/-3,600 SF                        |
| <b>Zoning:</b>        | General Commercial, Town of Chapin |

## PROPERTY OVERVIEW

Office building for sale or lease located across from Chapin High School. The building has undergone substantial renovations. The space was previously divided into two suites, with a law firm in the front and an event venue in the rear. The space is conducive for both single and multi-tenant uses

## PROPERTY HIGHLIGHTS

- +/-1600 SF - +/-3,600 SF Available
- Great frontage and signage on the main corridor into Chapin.
- 22 paved parking spots and room for overflow parking in the rear.
- +/-1.6 miles from I-26 (Exit 91).









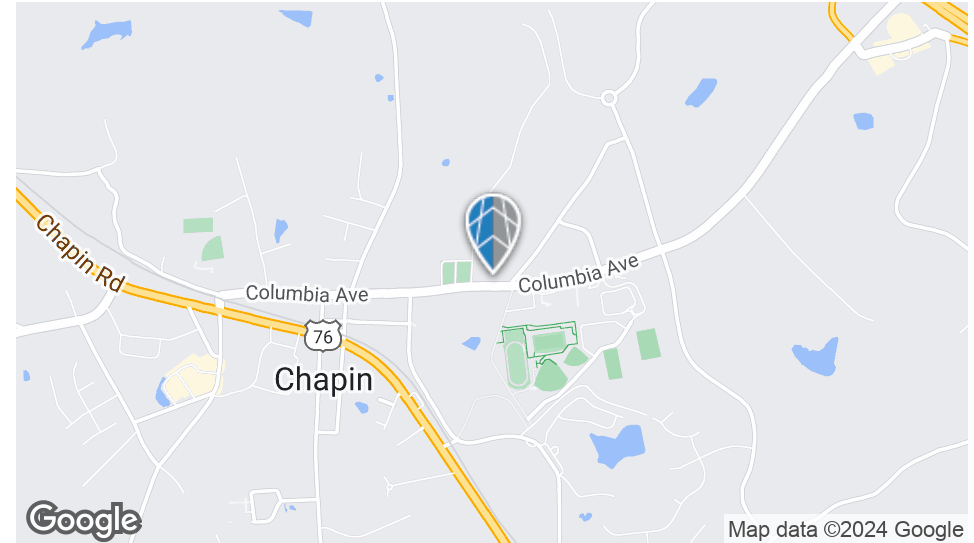
**2000 SF Suite  
Entrance**

**1600 SF Suite  
Entrances**









### PROPERTY SUMMARY

|                        |                                    |
|------------------------|------------------------------------|
| <b>Available SF:</b>   |                                    |
| <b>Lease Rate:</b>     | Negotiable                         |
| <b>Lot Size:</b>       | 0.91 Acres                         |
| <b>Building Size:</b>  | 3,600 SF                           |
| <b>Building Class:</b> | C                                  |
| <b>Renovated:</b>      | 2015                               |
| <b>Zoning:</b>         | General Commercial, Town of Chapin |
| <b>Cross Streets:</b>  |                                    |
| <b>Traffic Count:</b>  | 13,010                             |

### PROPERTY OVERVIEW

Office building for sale or lease located across from Chapin High School. The building has undergone substantial renovations. The space was previously divided into two suites, with a law firm in the front and an event venue in the rear. The space is conducive for both single and multi-tenant uses

### PROPERTY HIGHLIGHTS

- 1600 SF - 3,600 SF Available
- Spaces are currently multi-tenant but can easily be combined for use by a single tenant
- Great frontage and signage on the main corridor into Chapin.
- 22 paved parking spots and room for overflow parking in the rear.
- +/-1.6 miles from I-26 (Exit 91).