

FOR SALE

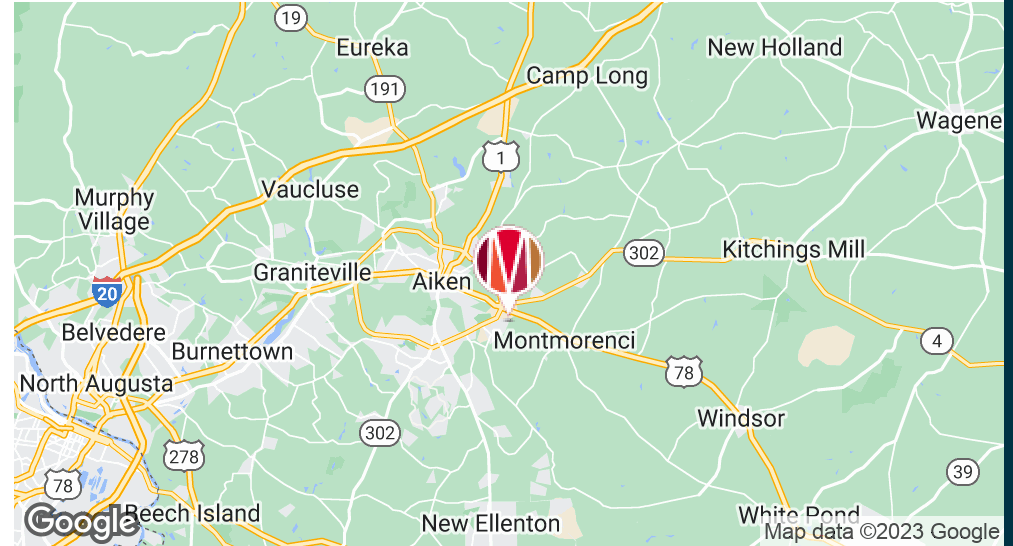
5.1 Acres with 5 Buildings

**1096 Toolebeck Road
Aiken, SC 29803**

**VIEW
PROPERTY
OVERVIEW
VIDEO**



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,250,000

Zoning: UD

PROPERTY HIGHLIGHTS

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

This outstanding property is conveniently located in southeast Aiken on a little over 5 acres consisting of 5 buildings. The office building is approximately 2,200 square feet and was completely renovated inside and out a few years ago. It is Class A office space with private offices and open spaces including a kitchen/breakroom area. It is a beautiful space with high-end finishes. The second building is 80'X80' with ceilings of approximately 16 feet and three automatic roll-up doors. This building is insulated with one bay rented to an RV tenant on a month-to-month basis. The third building is climate-controlled with approximately 1,440 square feet and is primarily used for storage. The heating unit in this building is brand new. The fourth building is classified as a farm implement shed and consists of approximately 4,800 square feet. This structure could easily be converted to self-storage and divided into 9-10 separate units. The final building is also used primarily for material storage and consists of approximately 3,840 square feet. The entire property is fenced and has a security gate at the entrance. It is alarmed with security cameras. The property is located in Aiken County and not in the Aiken city limits. The current owner is a contractor and the property has been ideal for this type use. Occasionally the owner leases out some of the property for storage related to the Aiken Horse Park. This property would be ideal for an owner/user who could also lease out various parts of the property as an income generator.

LOCATION DESCRIPTION

Located in Southeast Aiken. From E. Pine Log Road, turn on Deloach Way. Then turn right on Toolebeck Road. Property will be on the left. Close to Citizens Park, Zeus Industrial Products, and AGY Aiken.

EXTERIOR PHOTOS



ADDITIONAL EXTERIOR PHOTOS



AERIAL PHOTOS



INTERIOR PHOTOS



ADDITIONAL INTERIOR PHOTOS



MORE INTERIOR PHOTOS



ADDITIONAL PHOTOS

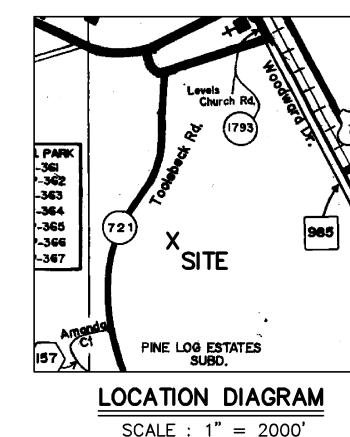


TOTAL AREA
222,378 sq. ft.
5.1051 Ac.

G.I.S. No. 137-19-01-010
DOMINION ENERGY
SOUTH CAROLINA, Inc.
RB 4505/240
PB 53/945

G.I.S. No. 137-19-01-012
CURRENT CITY LIMITS : RS-6
THE
CITY of AIKEN
RB 4505/240
PB 53/945

G.I.S. No. 137-19-01-010
DOMINION ENERGY
SOUTH CAROLINA, Inc.
RB 4505/240
PB 53/945



AS-BUILT SURVEY
FOR A
TRACT OF LAND
KNOWN AS
TRACT "A"

PROPERTY LOCATED SOUTH OF & ADJOINING
THE CURRENT CORPORATE LIMITS OF AIKEN
Aiken County Zoning : UD (Urban Development)
AIKEN COUNTY, SOUTH CAROLINA
SCALE : 1" = 50' DATE : MARCH 22, 2022

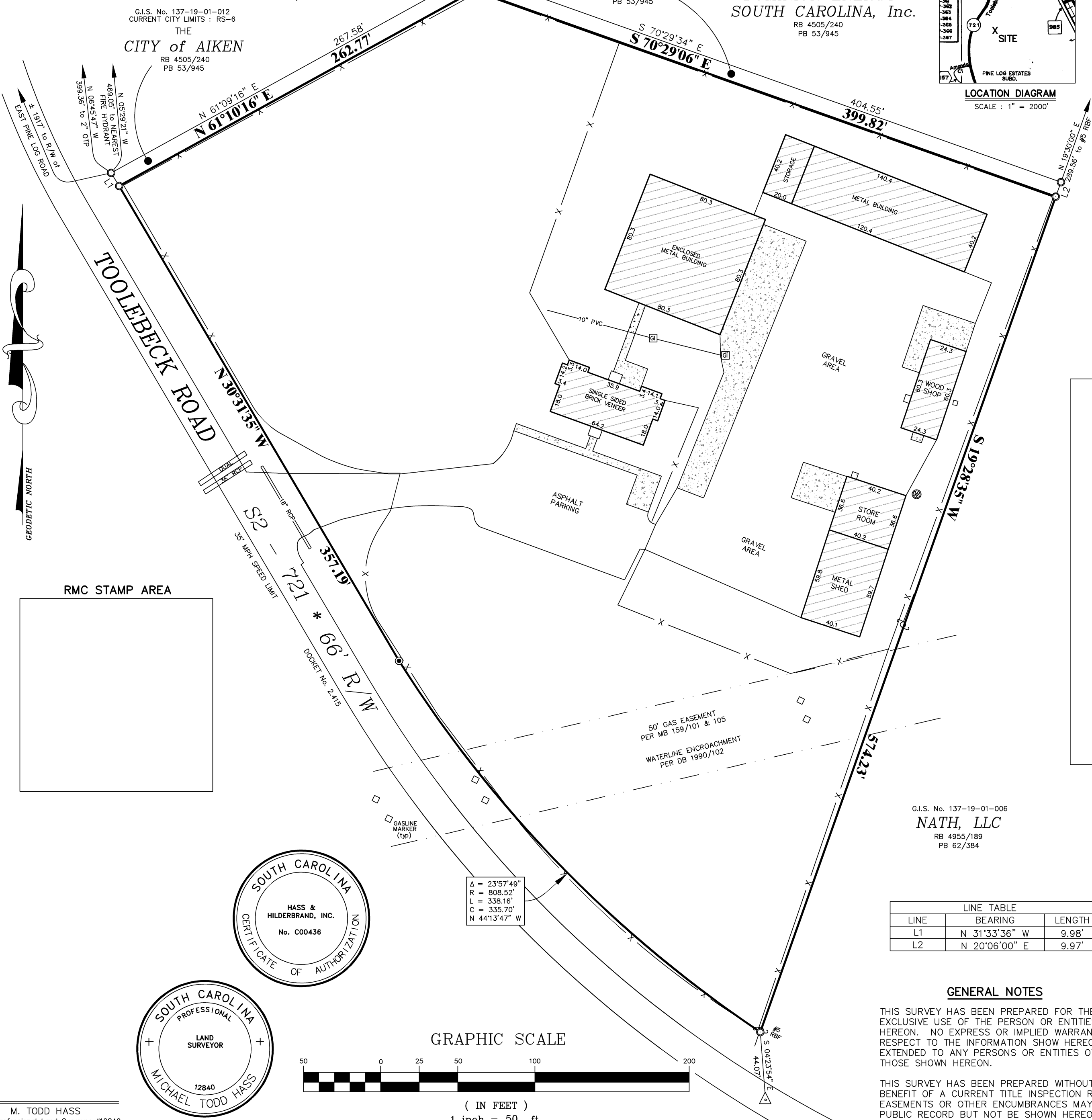
PREPARED FOR:
**LARLEE REAL ESTATE
HOLDINGS, LLC**
G.I.S. No. 137-19-01-007
1096 TOOLEBECK ROAD

PREPARED BY:
HASS & HILDERBRAND, Inc.
POST OFFICE BOX 3276
133 GREENVILLE STREET, SW
AIKEN, S.C. 29802 (803) 649-1316

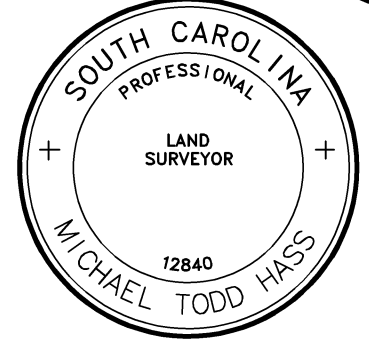
**DEED
REFERENCE**
RECORD BOOK 4505/240

**PLAT
REFERENCE**
REFERENCE PLAT OF TRACT "A"
BY HASS & HILDERBRAND, Inc.
DATED JULY 15, 2008 & FOUND
IN PLAT BOOK 53 PAGE 945.

AIKEN COUNTY PLANNING DEPT.



RMC STAMP AREA



GRAPHIC SCALE



G.I.S. No. 137-19-01-006
NATH, LLC
RB 4955/189
PB 62/384

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 31°33'36" W	9.98'
L2	N 20°06'00" E	9.97'

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

LEGEND

- PROPERTY CORNER FOUND
- RB REBAR IRON PIN
- UTILITY POLE
- GRATE INLET
- ⊙ WELL

ALL PROPERTY CORNERS FOUND

NOTE
According to the national flood insurance program MAP No. 45003C0370E w/ an effective date of JUNE 19, 2012 this property is found to be located in a ZONE "X".

"I hereby state to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein, also there are no encroachments, projections, or setbacks affecting the property other than those shown."

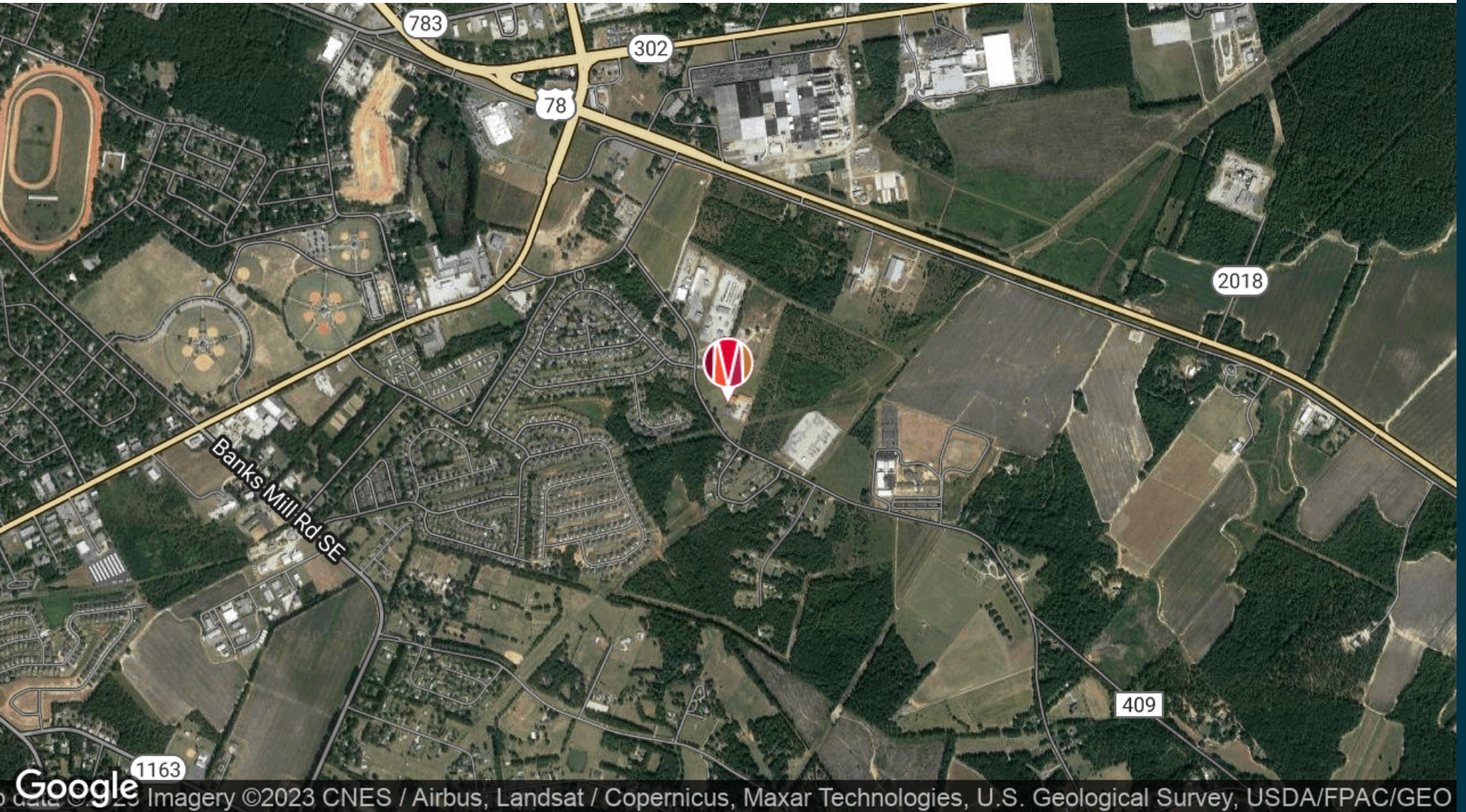
HH No. 06985

M. TODD HASS
S.C. Professional Land Surveyor #12840

RETAILER MAP



LOCATION MAP

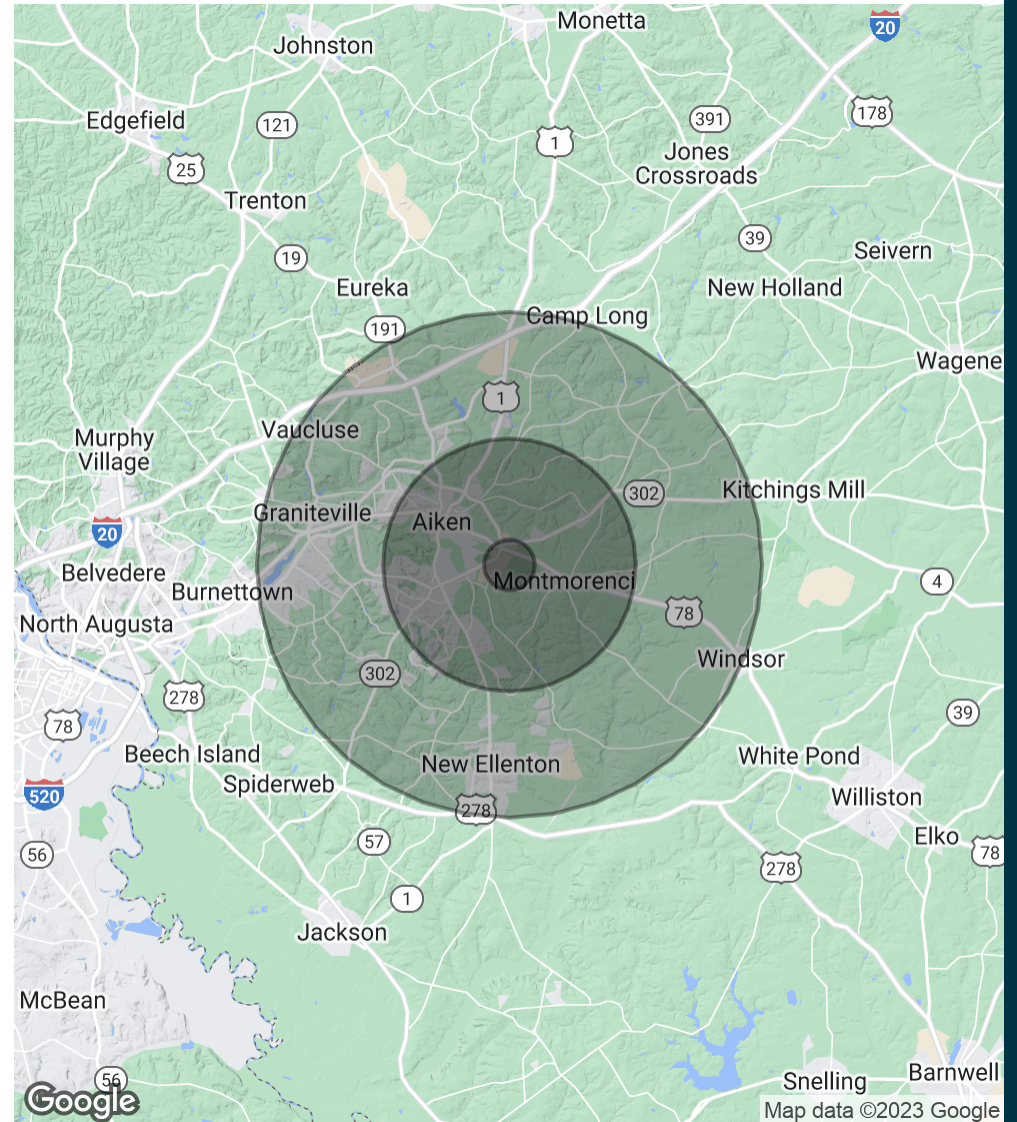


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,882	38,367	83,812
Average Age	37.4	40.6	42.0
Average Age (Male)	35.6	37.9	39.3
Average Age (Female)	39.6	42.5	43.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	758	15,399	33,432
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$65,709	\$66,397	\$66,718
Average House Value	\$179,889	\$209,506	\$221,818

** Demographic data derived from 2020 ACS - US Census*





DEAN NEWMAN

Vice President, Associate Broker

Dnewman@Meybohm.Com

Cell: 706.339.4379

PROFESSIONAL BACKGROUND

After receiving a degree in Business Administration - Marketing from Augusta College, Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 5 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In January 2005, he joined Meybohm Commercial Properties where he is currently Vice President/Associate Broker and focuses most of his attention on the Aiken, South Carolina market. He is also a licensed real estate instructor since 2015. Dean is an active member of Abilene Baptist Church where he has served in numerous capacities over 35 years. He and his wife have two adult children who are each married and four grandchildren.

EDUCATION

BBA - Marketing from Augusta College

MEMBERSHIPS & AFFILIATIONS

Aiken Board of Realtors

SC #49942 // GA #281453

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com