

# UNIQUE JAMES ISLAND OFFICE BUILDING/RESIDENTIAL RENTAL

1736 NORTH GRIMBALL ROAD  
CHARLESTON, SC 29412

for sale

±1,760 SF  
on ±0.32 AC

Sale Price:  
\$950,000

**NAI**Charleston

Scott P. Peevy, CCIM  
**843.637.1974**  
speevy@naicharleston.com



## About the Property

NAI Charleston is pleased to present a rare opportunity to purchase a unique and flexible use property on James Island with historical significance. With flexible zoning that allows a variety of commercial or residential uses, **1736 N. Grimball Road** features a recently renovated two-story building currently being utilized as an office (1st floor) and a long-term residential rental (2nd floor). Both units feature open floor plans with fully functioning kitchens and bathrooms that could be combined into a single unit/residence, which would provide several possibilities for an owner-occupant or investor. The parcel boasts mature oaks and landscaping around a large parking area/yard, providing both privacy and functionality.

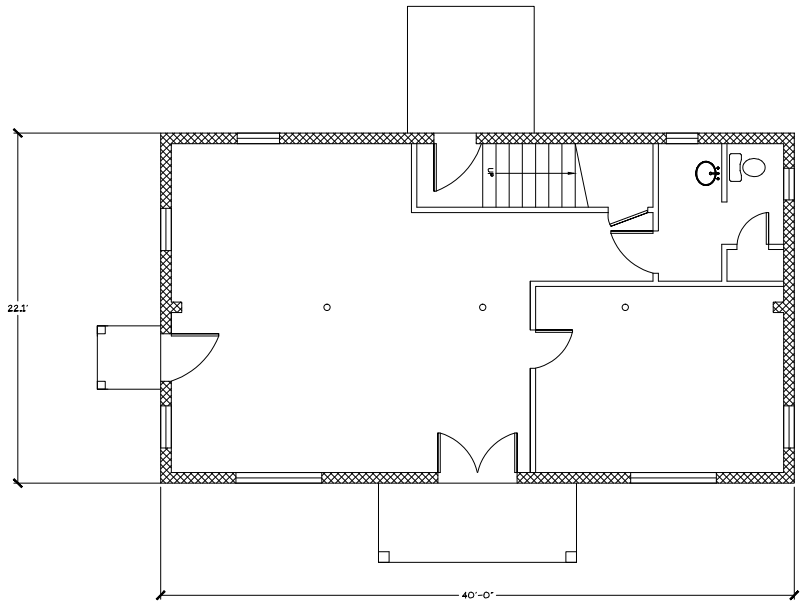
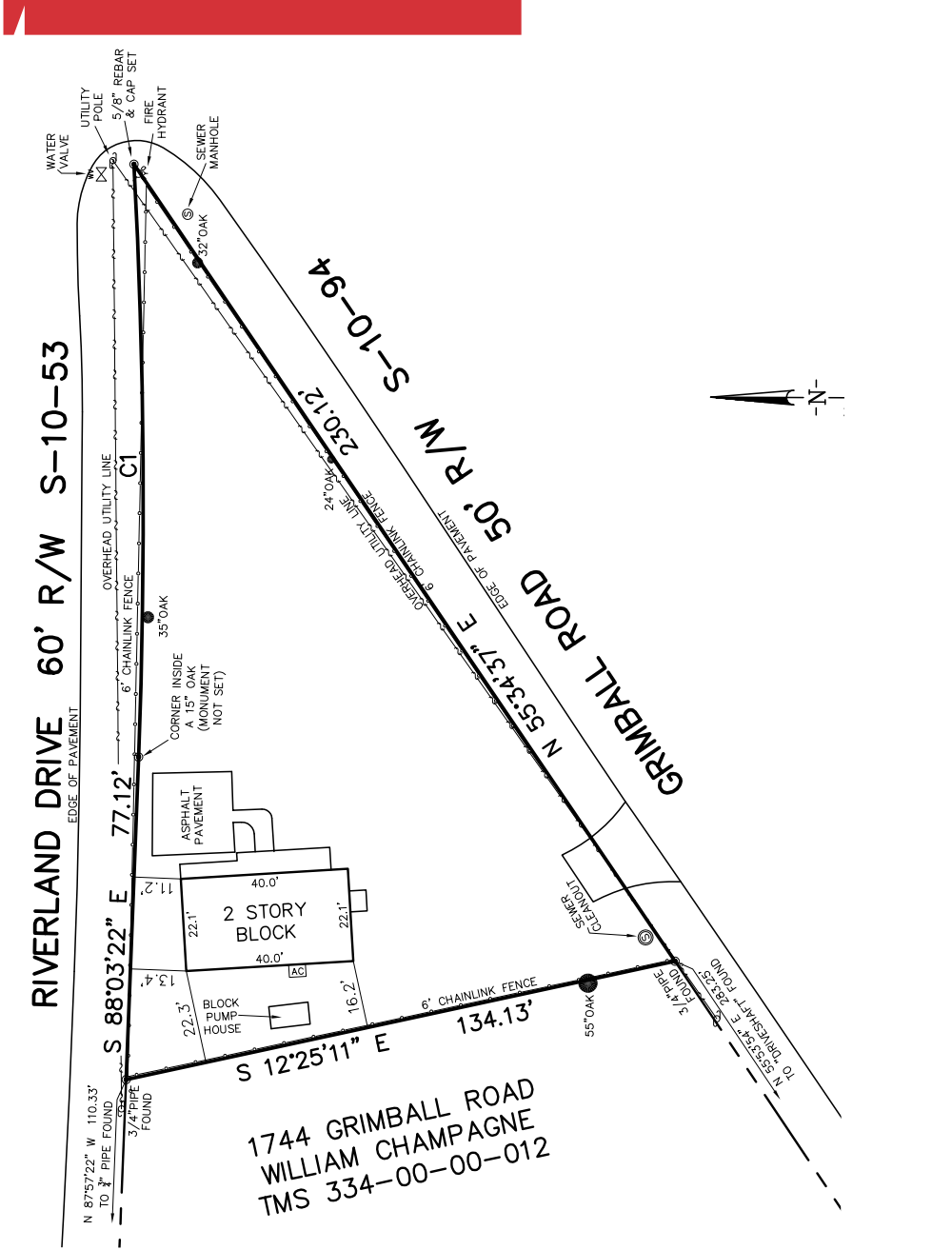
- **Flexible Zoning – Work, Live, Rent**  
Zoned “Neighborhood Commercial – NC” in Charleston County, permitting a multitude of uses - see zoning information page.
- **Unique Character & Expert Craftsmanship**  
Expertly renovated throughout, the building boasts modern amenities, technology, finishes with several distinctive touches, and masterfully crafted custom features.
- **Historical Significance – Hunters Volunteers**  
The current name “Hunters Hall Lodge” is a nod to the site’s historical significance dating back to 1877. The Hunters Volunteers were an African American militia tasked with maintaining peace & order and later became a charitable society.
- **Location, Location, Location**  
Centrally located on James Island, the property is minutes from residential clusters on the island, Folly Beach, and downtown Charleston, providing easy and quick access to an office/business and/or popular rental destination.



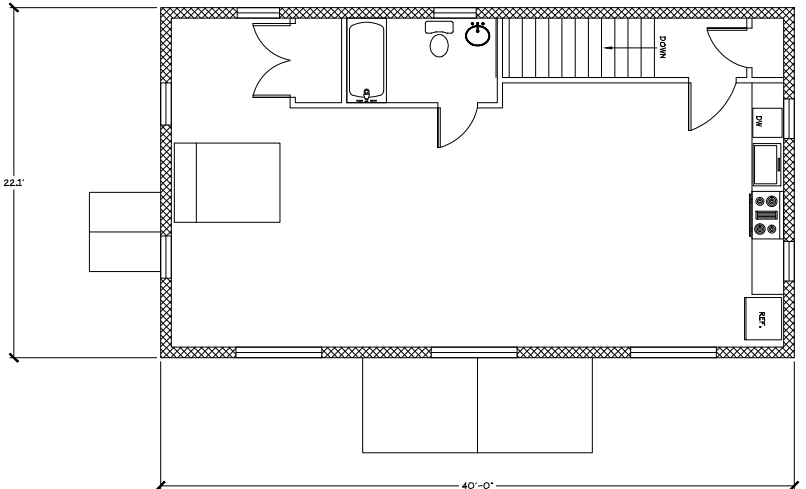
## Offering Summary

Building Size:	±1,760 SF
Parcel Size:	±0.32 AC
Built/Renovated:	1968 / 2017-2022
Configuration:	- <b>1st Floor</b> – Office/bedroom, main work/living area, full kitchen, full bath  - <b>2nd Floor</b> - Open studio suite, full kitchen, full bath, closet. This floor has a separate entrance through landscaped walkway & courtyard.  <i>*Suites are currently demised with separate entrances but can be reconnected through stairwell door if buyer desires a single unit</i>
Construction:	Block
Parking:	Ample parking throughout site
Flood Zone:	X- Minimal Risk
Zoning:	NC - Neighborhood Commercial, Charleston County
Sale Price:	\$950,000

## Survey & Floor Plan



1 FIRST FLOOR PLAN  
A1 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN  
A1 SCALE: 1/4" = 1'-0"

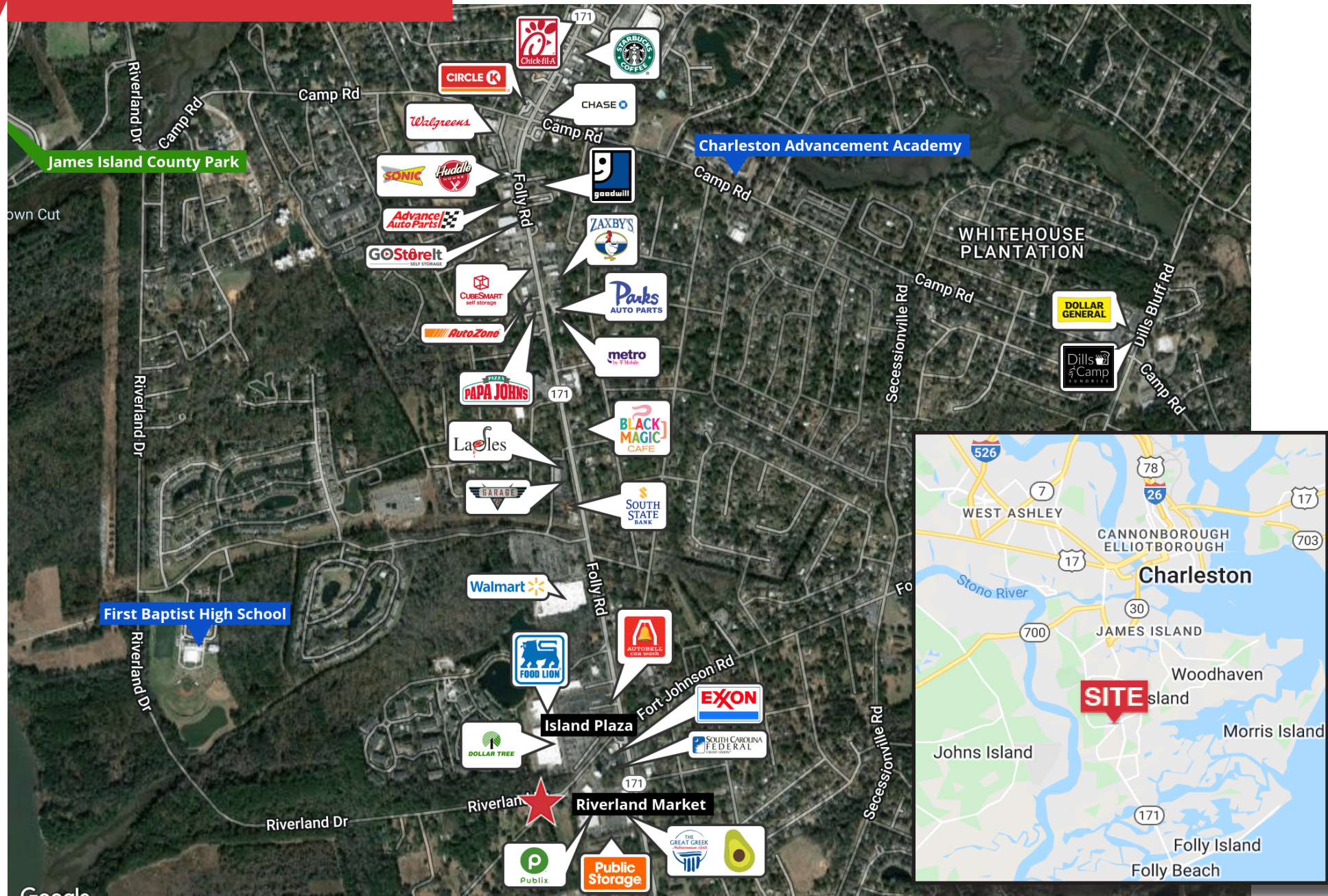


# Drone Aerial



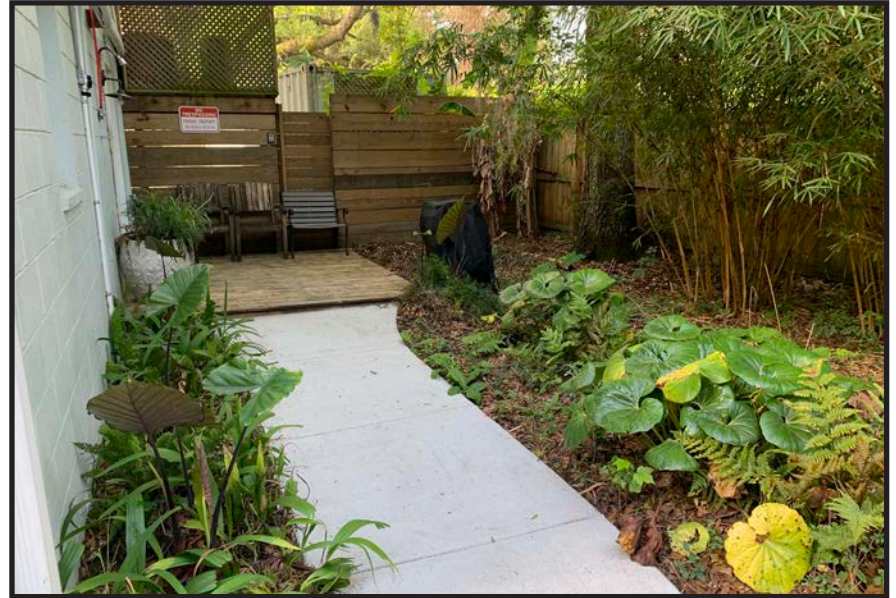
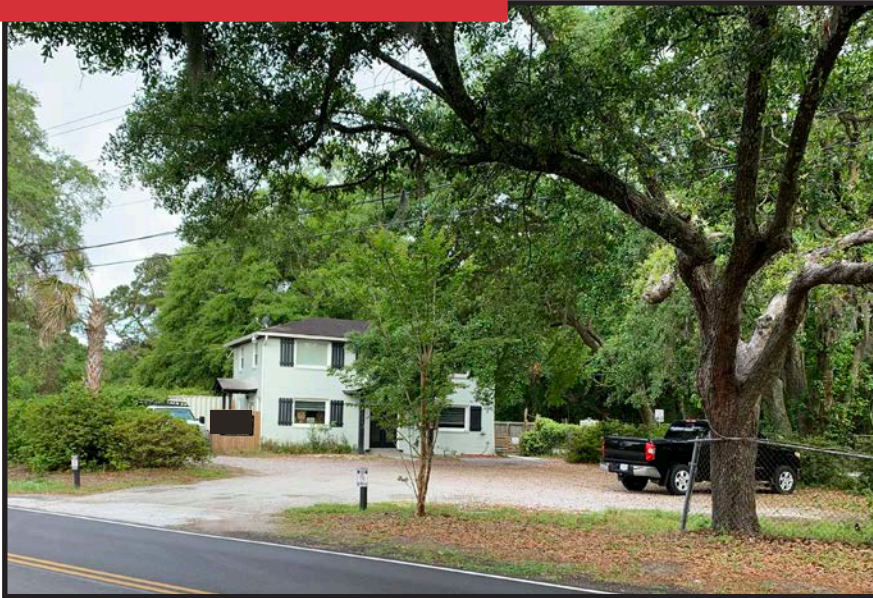


# Location Maps



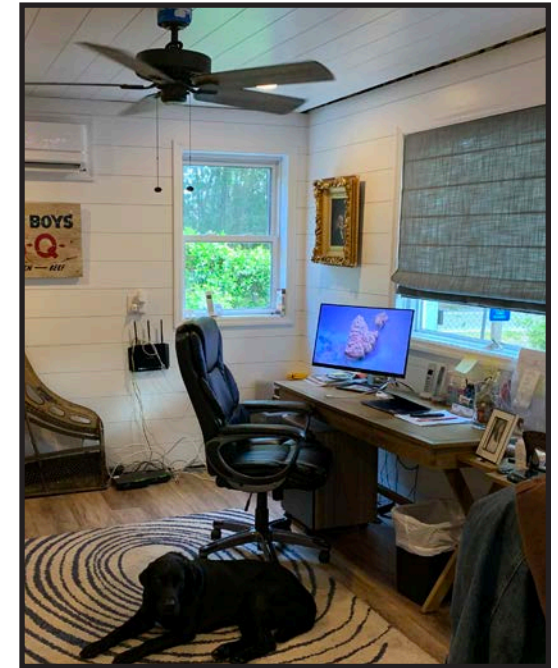
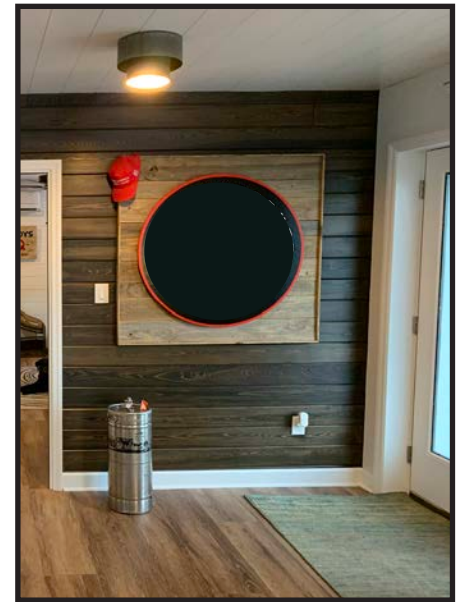


## Exterior Photos





## Interior Photos





# Historical Significance



September 30, 2019

Jonah Canter  
Canter Construction  
1736 Grimball Road  
Charleston, SC 29412

**Re: S.C. Historical Marker for Hunter's Volunteers, Charleston County**

Dear Mr. Canter,

It is my pleasure to inform you that the director of the South Carolina Department of Archives & History has approved final text for a new South Carolina Historical Marker for **Hunter's Volunteers in Charleston**.

Enclosed you will find three copies of the approved transcription. Please read through it carefully, and notify me immediately if you find any errors. Once you have reviewed the text, please sign and return one copy to our office. Keep one copy for your records, and mail the other to Sewah Studios, 190 Millcreek Road, Marietta, Ohio 45750, along with a check for **\$2200**. This price for a Country-Size Marker with 1.5" letters and different text on each side includes a standard 7-foot post and all shipping charges.

When you send payment for your marker to Sewah Studios, be sure to furnish delivery instructions, including: a suitable location for delivery; the name of a contact person; and a phone number. The marker must be shipped to a public office or place of business open during regular business hours (9 a.m. - 5 p.m.) when someone will be present to receive and sign for it. If you wish to have your marker ready for a particular dedication date, please notify Sewah Studios as soon as possible.

It is also your responsibility to ensure that the person you designate to receive the order also inspect the shipment before signing the freight bill. After the freight bill is signed, Sewah Studios will not accept responsibility for any damage, nor will the freight company accept any responsibility. If your shipment is damaged, refuse the damaged item only and contact Sewah Studios immediately at (888) 557-3924. Please contact them with any other questions or concerns regarding your marker order.

Finally, please review the enclosed guide to **South Carolina Department of Transportation (SCDOT) historical marker policies**. Before placing your order with Sewah Studios, contact your local SCDOT office to determine if your proposed marker location is in a state right-of-way. Such markers require additional permitting and special breakaway installation systems. If your marker requires such a system, you must notify Sewah Studios **when you place your order** so they can specially fabricate the marker to



fit the correct type of post. I will also be sending a copy of this letter to the Director of Maintenance and the Traffic Operations Engineer at SCDOT for their information.

If I may be of any additional assistance, please do not hesitate to call at (803) 896-6172 or e-mail at [ebreeden@scdah.sc.gov](mailto:ebreeden@scdah.sc.gov). I look forward to receiving your signed marker text.

Sincerely,

Edwin C. Breeden  
South Carolina Historical Marker Program  
State Historic Preservation Office

Ms. Michelle Walker, Administrative Coordinator  
Office of the Director of Maintenance  
S.C. Dept. of Transportation  
P.O. Drawer 191

Mr. Ashley Johnson  
Traffic Operations Engineer  
SCDOT - Traffic Engineering  
P.O. Box 191  
Columbia, S.C. 29202

8301 Parklane Road • Columbia, SC 29223 • [scdah.sc.gov](http://scdah.sc.gov)



# Zoning Information

Zoned “Neighborhood Commercial – NC” in Charleston County, permitting a multitude of uses including, but not limited to: Administrative or Business Office (c), Duplex or Single Family Attached (c), Medical Office, Counseling, Child Care, preschool, Single Family Residential (c), Special Events (c), Veterinary (c), Restaurant (c), Retail (varies), **\*Buyer is fully responsible for confirming permissible uses directly with the zoning department** \*(c) denotes a “conditional” use.

Reference the following link for permissible uses:

<http://online.encodeplus.com/regs/charlestoncounty-sc/doc-viewer.aspx#secid-4123>



## CHAPTER 4 | BASE ZONING DISTRICTS

(Ord. No. 2177, 10/26/2021)

### ARTICLE 4.19 NC, NEIGHBORHOOD COMMERCIAL DISTRICT

#### Sec. 4.19.1 Purpose and intent

The NC, Neighborhood Commercial Zoning District implements the Urban/Suburban Mixed Use and Commercial policies of the *Comprehensive Plan*.

#### Sec. 4.19.2 Use Regulations

Uses are allowed in the NC District in accordance with the Use Regulations of [CHAPTER 6, Use Regulations](#).

#### Sec. 4.19.3 Density/Intensity and Dimensional Standards

All Development in the NC district shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.19.3, NC Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	4,000 square feet	
MINIMUM LOT WIDTH	15 feet	
MINIMUM SETBACKS	Minimum Setbacks shall be the vegetated buffers as required in CHAPTER 9, <i>Development Standards</i> , of this Ordinance.	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVER	25% of Lot	
MAXIMUM HEIGHT	35 feet/2.5 stories, whichever is less	

Effective on: 9/10/2017, as amended

#### Sec. 4.19.4 Other Regulations

Development in the NC District shall comply with all other applicable regulations of this Ordinance, including [CHAPTER 9, Development Standards](#).

#### Sec. 4.19.5 Residential Uses

Single-Family Detached Dwellings in the NC District shall be subject to [Sec. 6.4.25, Single-Family Detached Dwelling Units](#), of this Ordinance.

Charleston County Zoning and Land Development Regulations (ZLDR)

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