

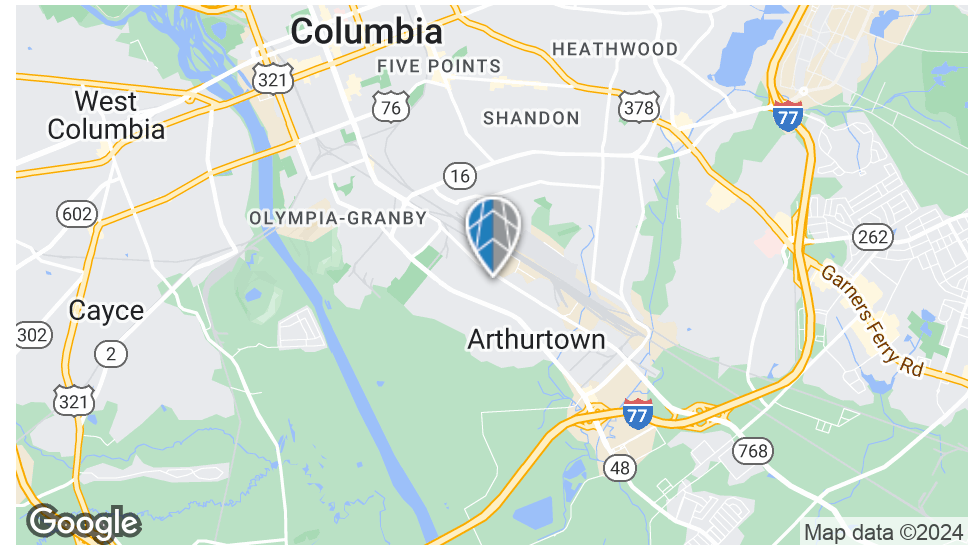
# OFFICE/FLEX BUILDING FOR SALE

7,500 SQUARE FEET | 1445 Shop Road, Columbia, SC 29201



Exclusively Presented By  
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### PROPERTY SUMMARY

<b>Sale Price:</b>	\$1,050,000
<b>Lot Size:</b>	0.55 Acres
<b>Building Size:</b>	7,500 SF
<b>Grade Level Doors:</b>	2
<b>Renovated:</b>	2022
<b>Zoning:</b>	M-1 Light Industrial
<b>Cross Streets:</b>	Shop Road and Idlewild Avenue

### PROPERTY OVERVIEW

Fully renovated flex building located on a main corridor into Columbia and the University of South Carolina. Improvements include all new plumbing, electrical, HVAC, walls, flooring, windows, doors, and parking lot. Excellent opportunity for a user to occupy one of the suites with an existing tenant in the adjacent suite.

### PROPERTY HIGHLIGHTS

- 7,500 SF Flex building divided into 2 suites.
- (2) 3,750 SF Suites
- Suite "A" Available:
  - - +/-1812 SF Office Space
  - - +/-1900 SF Warehouse Space
  - - (1) Drive-in door (10'x10')
- 2022 Traffic Count: 11,831 VPD

