

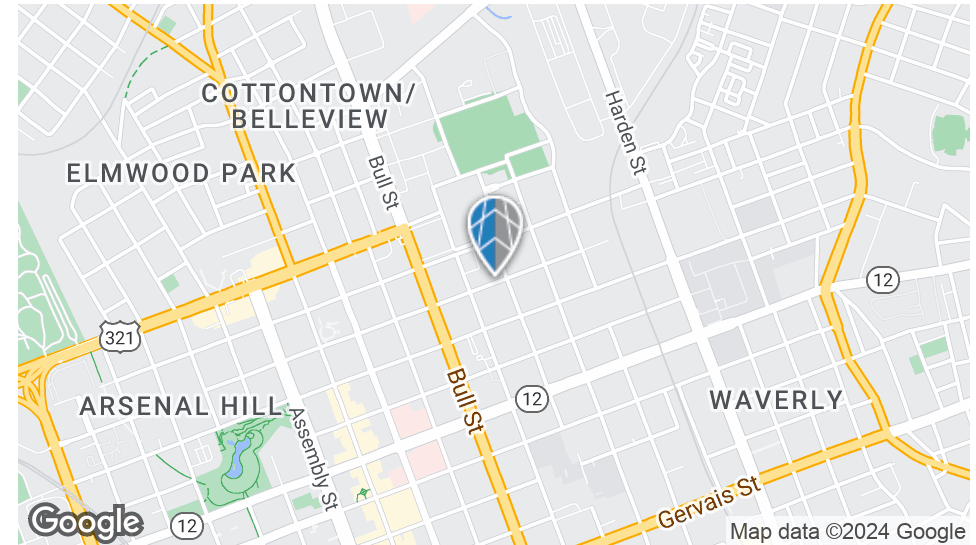
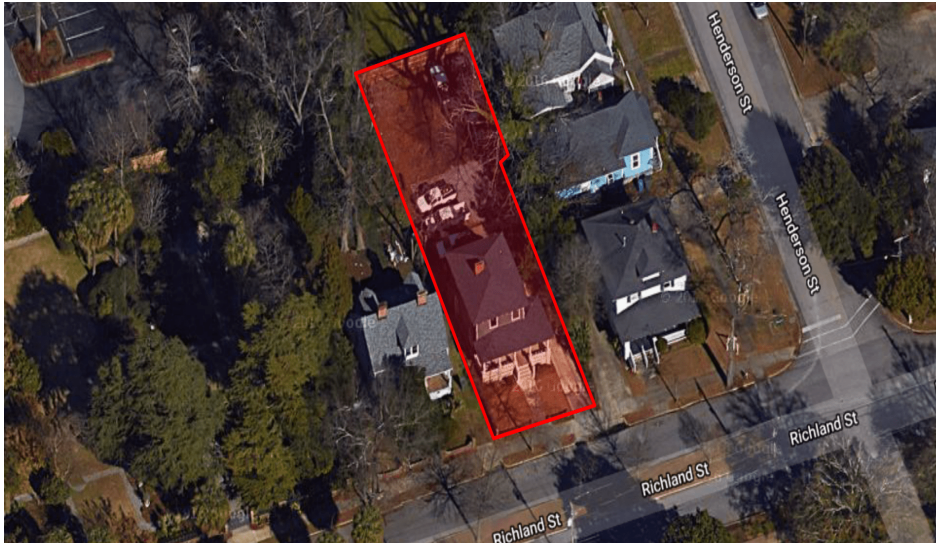
# HISTORIC OFFICE BUILDING

OFFICE BUILDING FOR SALE | 1625 Richland Street, Columbia, SC 29201



*Exclusively Presented By*  
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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$199,000
<b>Lot Size:</b>	0.18 Acres
<b>Building Size:</b>	1,756 SF
<b>Zoning:</b>	C-1

## PROPERTY OVERVIEW

Rehabilitated historic district office building, which has the Bailey Bill special tax assessment. This bill allows the property's taxes for 20 years be based on the appraised value of the property at the time of preliminary certification.

## PROPERTY HIGHLIGHTS

- Recently renovated office building to include new roof, electrical, plumbing, and HVAC.
- ADA Compliant bathroom and handicap ramp on first floor
- Located in downtown Columbia's Garden District
- Large gravel parking lot in the rear



1625 Richland Street, Columbia, SC 29201

## PROPERTY PHOTOS



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