

\$1,060,000
10.0% Cap Rate



107 E. Greenville Street

Anderson, SC 29621

Property Features

- Rite Aid Pharmacy with drive-thru
- Leased through 10/31/2018 plus five 3-year renewal options
- Landlord responsible for roof only
- 22,500+ vpd (E. Greenville St/N. Main St)
- 7 national banks & 2 local banks within 4 blocks
- AnMed Health Center and Anderson Pediatrics within 1 block
- Anderson County is a manufacturing hub of at least 230 different manufacturers
- ±10,752 sf leasable area (\$80.45/SF)
- ±1.55 acres with 58 parking spaces
- Building was painted; parking re-surfaced and re-striped (2016)
- Roof in good condition
- **Sale Price: \$1,060,000**



[CLICK HERE FOR THE PROPERTY WEBSITE](#)

Edward Wingate

Broker

SC # 84835

NC # 295698

TN # 262686

864 678 5987

ewingate@furmancap.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Furman Capital Advisors, LLC
101 E Washington Street Suite 400
Greenville, South Carolina 29601
864 235 6855
furmancapital.com

a division of **NAL** Earle Furman