

FOR SALE | RESTAURANT OR MIXED-USE OPPORTUNITY

18 Pinckney Street | Charleston, SC 29401



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PROPERTY OFFERING



► HIGHLIGHTS

- Approximately 2,584 SF split level building
- Rare mixed-use opportunity in Charleston's Historic District
- Prime hard corner location at Pinckney Street & Motley Lane
- Flexible layout with separate first- and second-floor entrances
- Zoned Limited Business with residential rental permitted
- +/- 1,432 SF on the first floor and 1,152 SF on the second floor
- Commercial kitchen with hood and grease trap in place
- Room for potential parking on site
- Walkable to Market Street, shops, restaurants, and downtown attractions with parking available
- List price is \$1,780,000
- Charleston County Tax No. 458-05-01-076
- South Carolina Commercial MLS #31008900

► OFFERING SUMMARY

Beach Commercial, LLC, the exclusive listing agent to market this property, is pleased to offer this rare opportunity for a bakery/coffee shop or a live/work "fixer upper" on the hard corner at Pinckney Street and Motley Lane in downtown Charleston.

► EXCLUSIVE LISTING AGENTS

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BEACH COMMERCIAL, LLC

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PROPERTY OVERVIEW



► 18 PINCKNEY STREET | CHARLESTON, SC 29401

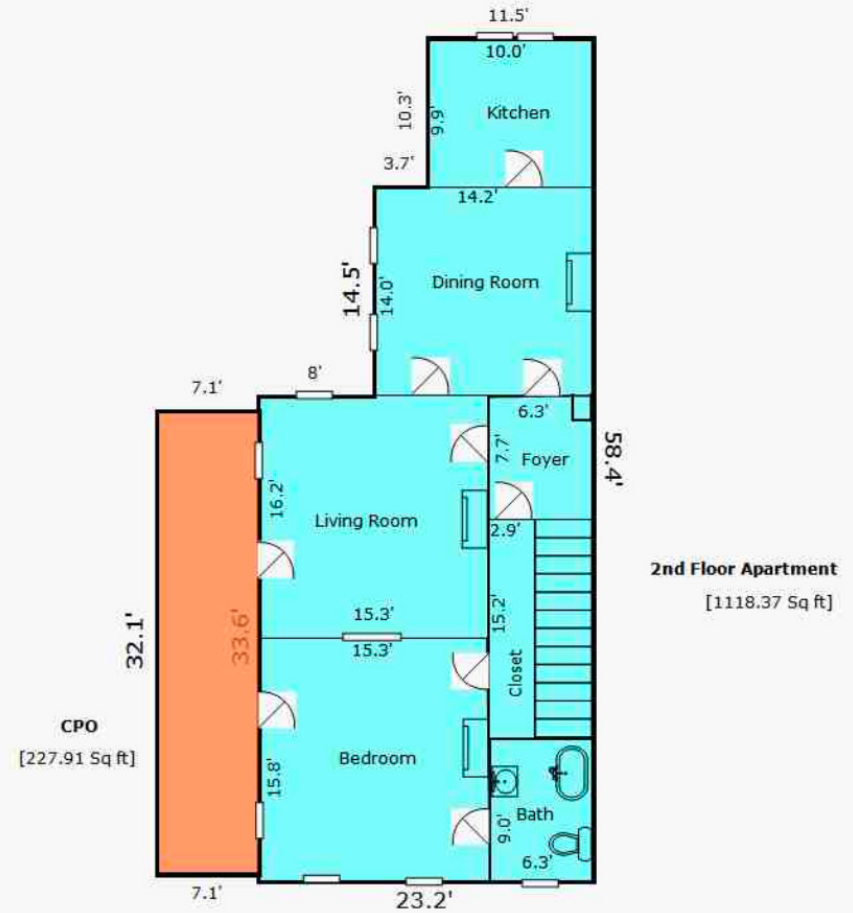
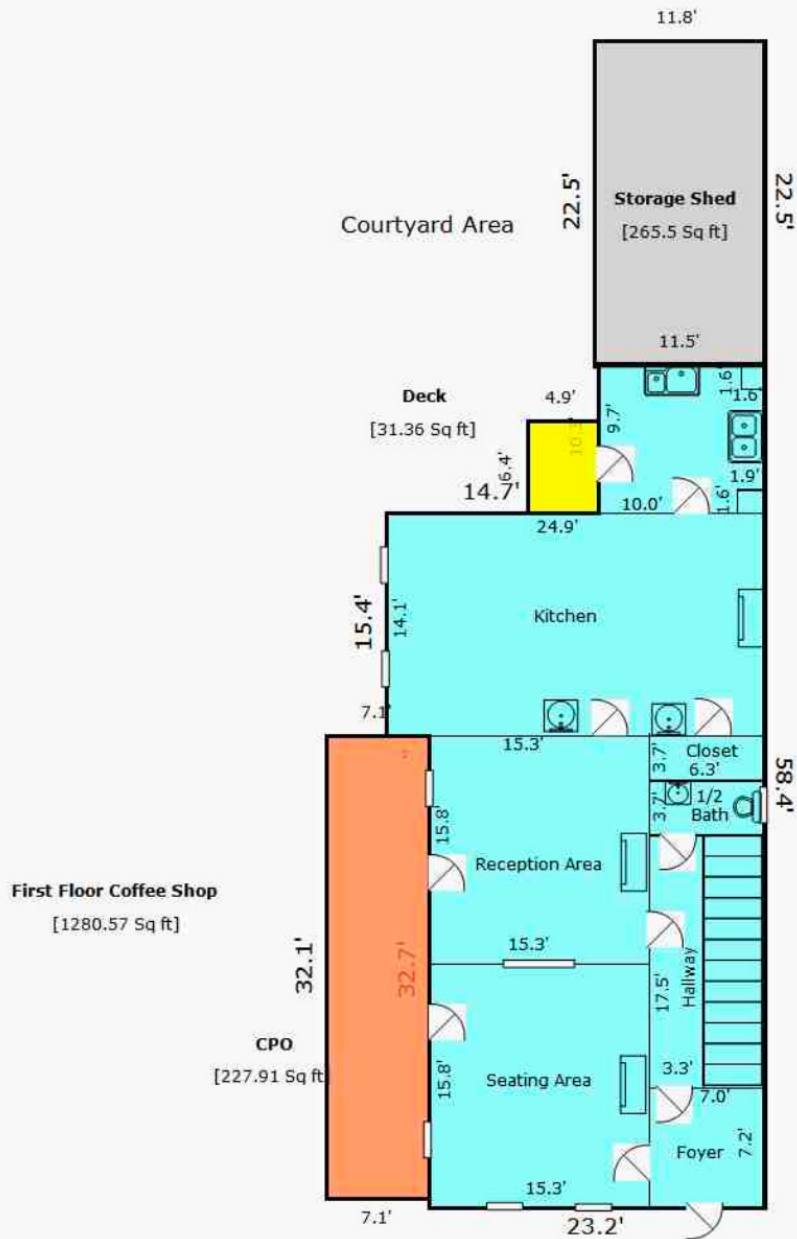
Stand alone building on a hard corner near market street

This is a rare opportunity for a bakery/coffee shop or a live/work “fixer upper” on the hard corner at Pinckney Street and Motley Lane. Building is currently set-up with two separate doors for a potential first floor unit and second floor unit. Building is zoned limited business for commercial uses but a residential rental is allowed. It could be a duplex with business on the first floor and living on the second floor or leasing either space out as residential or commercial, Current owner has purposefully not renovated and discounted the price to allow for the new owners’ customization/renovation. This former restaurant is next to a surface parking lot and may allow room for onsite parking. Useable square footage of 1,432 on the first floor and 1,152 on the second floor. Within walking distance to Market Street and all the Historic District has to offer. Renovate and make this once in a lifetime opportunity your business.

► DEMOGRAPHIC STATISTICS 29401 (3-MILE RADIUS)

- Total Population: Approximately 85,000 residents
- Median Household Income: Around \$100,000
- Median Age: Approximately 36 years
- Walkability score: 90

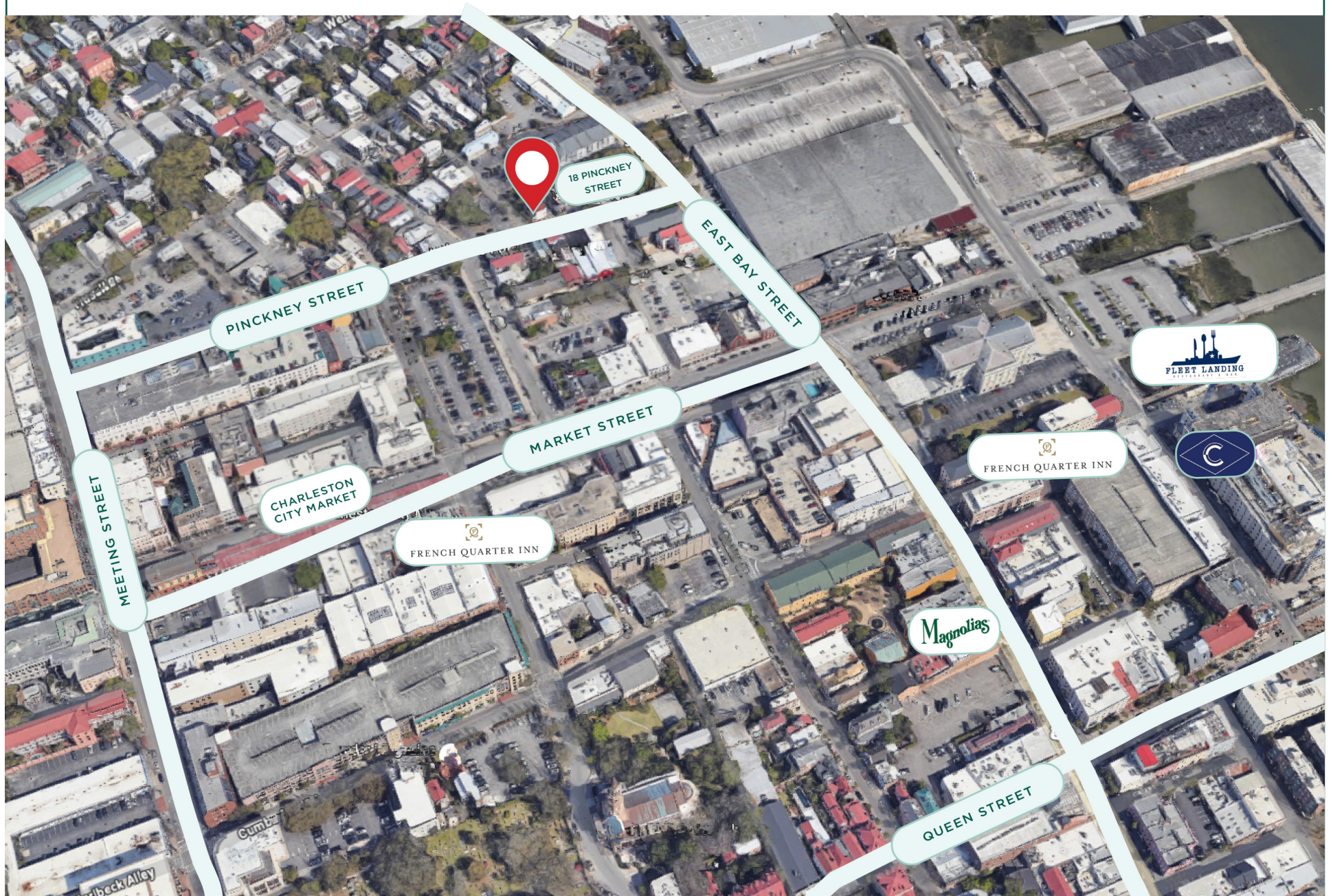
FLOOR PLANS



ADDITIONAL PHOTOS



PROXIMITY MAP



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DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Commercial nor the Developer make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.