



**PROPERTY SPECS**

- *Corner Location*
- *Newly Remodeled*
- *Large Lot*
- *Brick Construction*
- *+/- 2856 Square Feet*
- *7 Offices, Break Room, Conference Room, Storage Rooms*
- *Zoned B-3*

***Excellent Location on the W. Evans Street Office Corridor***

The building offers a great opportunity to have a highly visible free standing office location in an emerging and highly travelled office corridor. Located at the corner of West Evans Street and Carolina Drive, the property is situated between Florence's 5-Points retail district and downtown uses such as McLeod Regional Medical Center, the City/County Complex, and the Federal Building. West Evans Street continues to grow into a quaint office and retail neighborhood, and commercial property values are strong throughout the area.

Newly remodeled, this building's layout provides approximately 2856 square feet of office area with a reception window, as well as seven (7) private offices, a file room, storage room, large conference room, break room and two restrooms. Frontage on W. Evans St. and Carolina Dr. Paved parking is provided on the side and rear of the building.

**The Building is For Sale at \$225,000 or Lease for \$2,856 for years 1-3 and \$3,000 for years 4-5.**



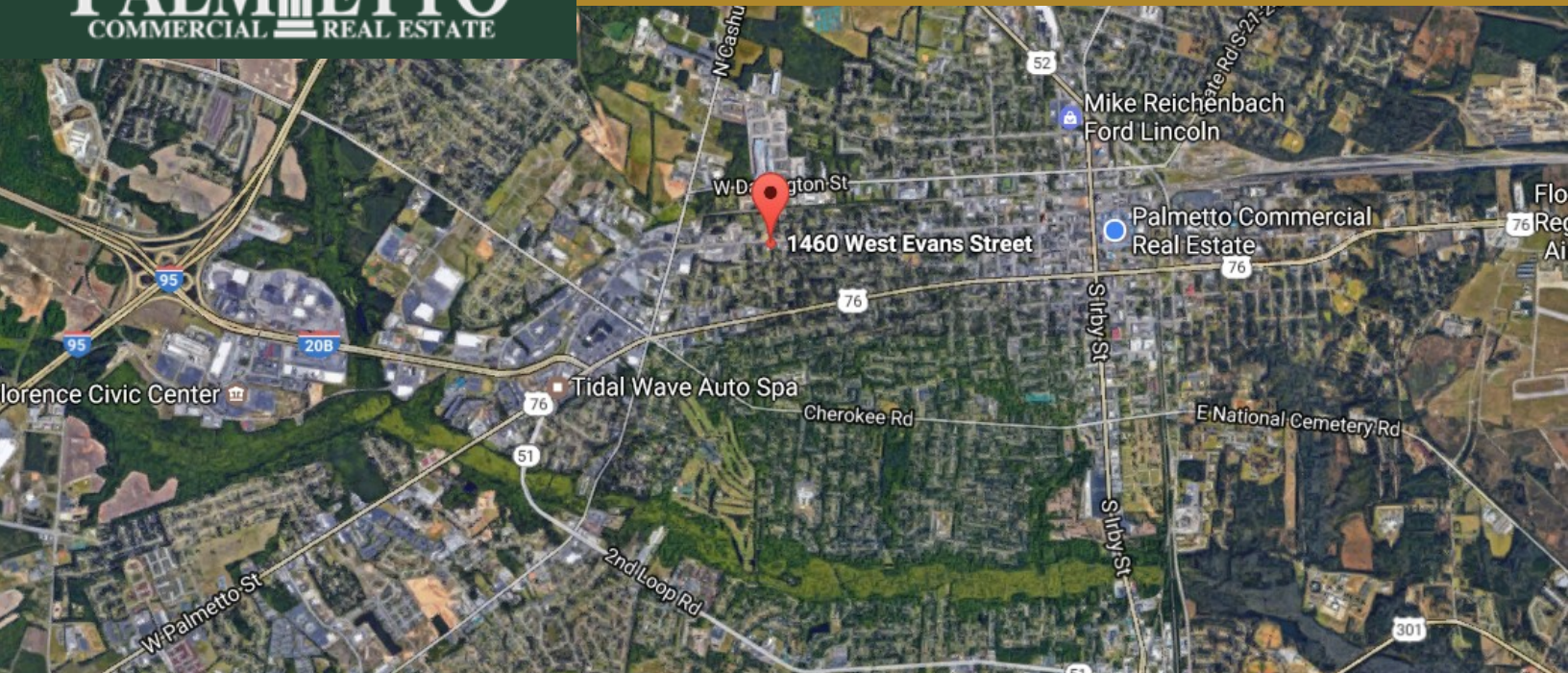
1460 West Evans Street, Florence, SC

+/- 2,856 Square Feet Office Building

The Building is For Sale at \$225,000 or Lease for \$2,856 for years 1-3 and \$3,000 for years 4-5.



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**ViewSpace in 3D**

