

# 69 MAIN STREET

PELZER, SOUTH CAROLINA 29669



## FOR SALE OR LEASE

- **County:** Anderson
- **Submarket:** West Pelzer
- **Total Site:** ± 0.07 AC
- **Property Type:** Office/Retail

SF	PRICE	RATE	TYPE	CLASS
± 840 SF	\$199,900	\$1,000/Month	NNN	A



Grayson Burgess, CCIM, SIOR  
gburgess@trinity-partners.com  
864.770.3288

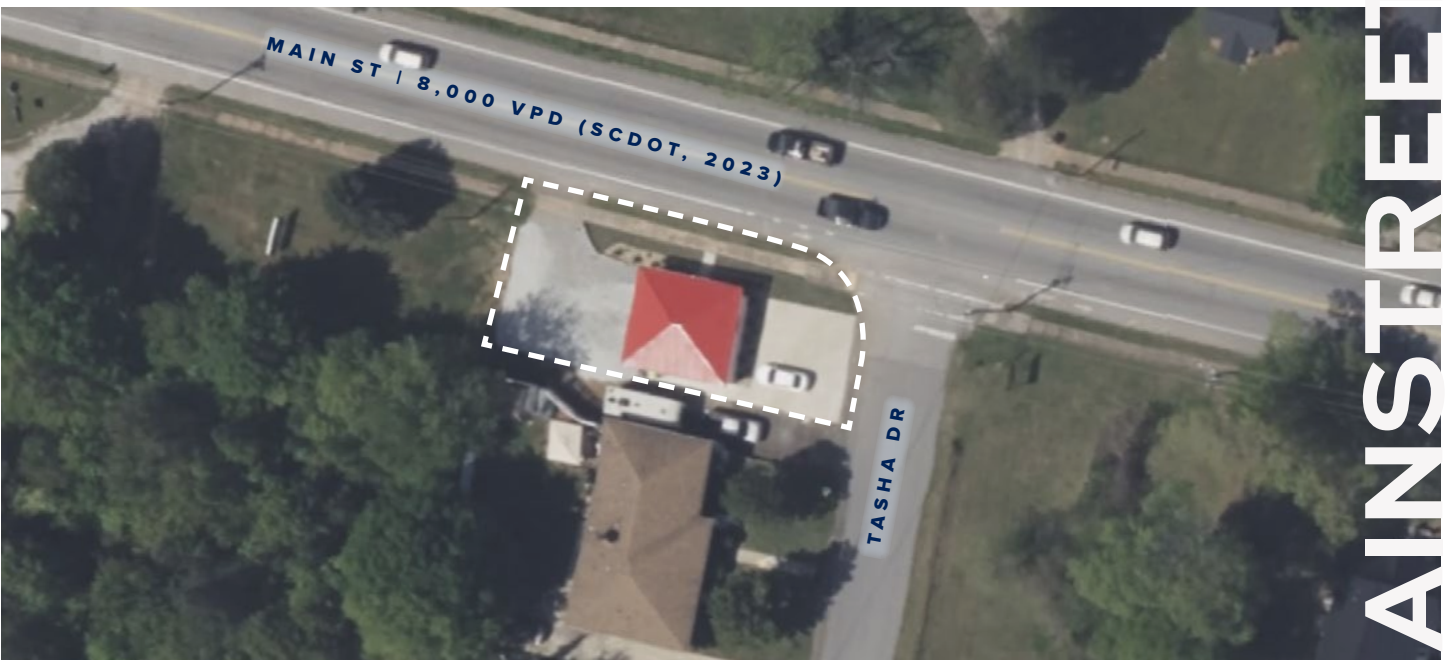
Edward Wilson, CCIM, SIOR, MCR  
ewilson@trinity-partners.com  
803.528.3574

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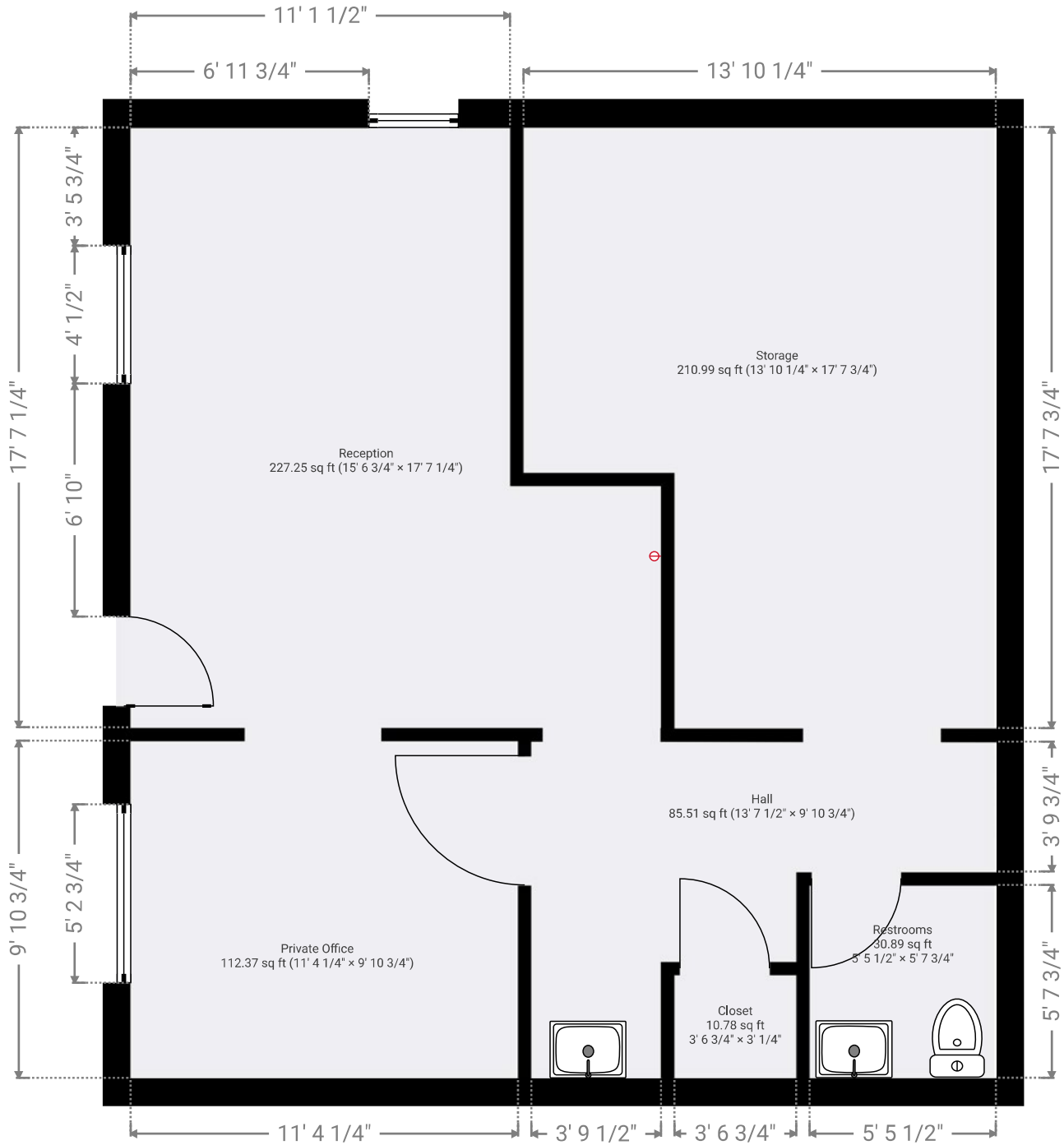
- ~4 miles from I-85, within 30 miles of Greenville and Anderson
- Perfect for tax adviser/CPA, attorney, boutique, or salon
- Functional layout with seating/waiting area, two-person office with receptionist window, break area and storage room that could be converted to private offices
- Recently updated with new 200A underground electrical, interior wiring, and plumbing, spray foam insulation, epoxy-coated concrete floors, commercial storefront glass, magnetic entry with release button
- Security system and TV fixtures transfer with property



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# FLOORPLAN



\*Dimensions are approximate