



2,250 SF OFFICE FOR SALE

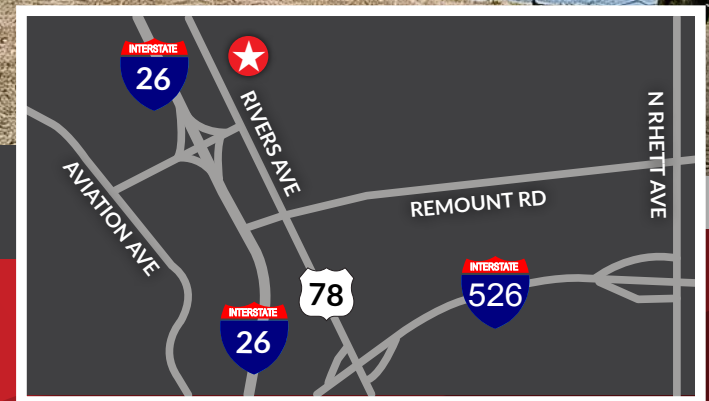
2050 SPAULDING DRIVE
NORTH CHARLESTON, SC 29406

Capitalize on a well-located North Charleston office asset featuring two separate suites, immediate owner-occupant availability, and in-place income through early 2028.

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NORTH CHARLESTON, SC 29406**

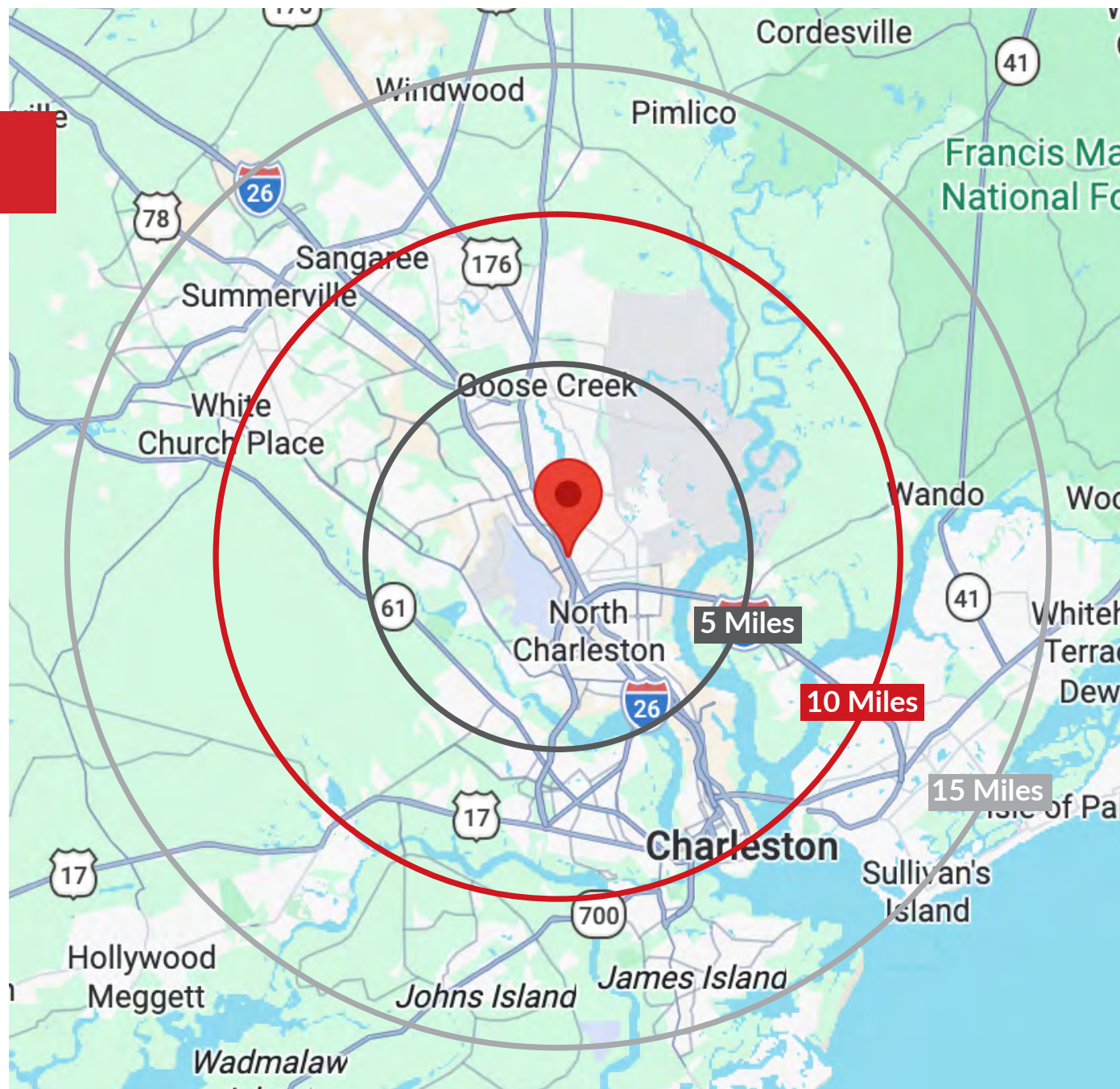
2,250 SF OFFICE FOR SALE

TMS#: 475-16-00-138
& 475-16-00-139

SF: 2,250

SALE PRICE: \$485,000

- 2,250 SF office building for sale comprised of two separate suites, each with private offices, reception/waiting areas, and private restrooms with showers
- Owner-occupant opportunity available in Suite 4-B, with the remaining suite leased through early 2028
- Prime North Charleston location just off highly traveled Rivers Avenue, minutes from I-26 and I-526
- Ideal for owner-occupants or investors seeking a well-located, income-generating office asset in a growing market



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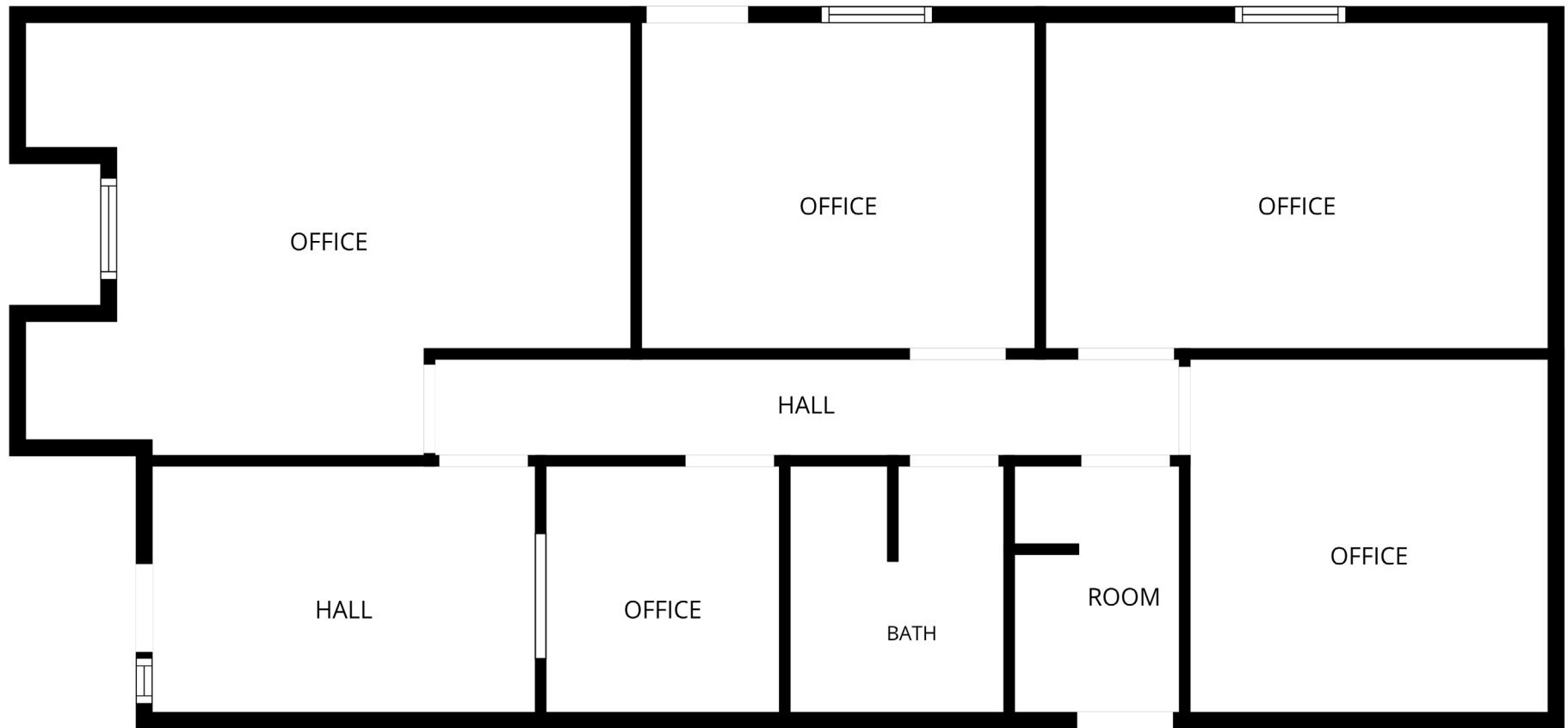
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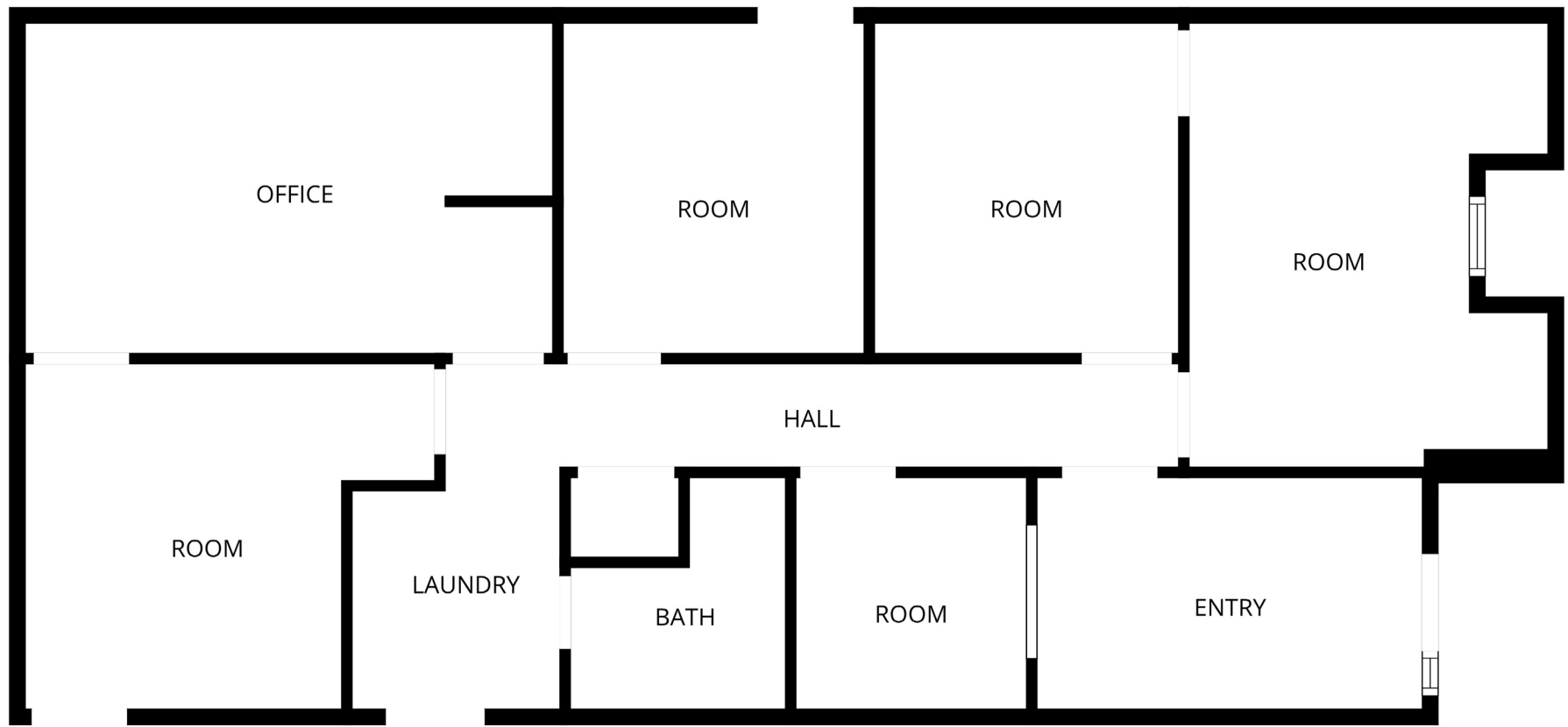
FLOOR PLAN
Unit 4-A



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FLOOR PLAN
Unit 4-B



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2,250 SF OFFICE **FOR SALE**

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NORTH CHARLESTON, SC 29406**

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CONTACT US TODAY TO LEARN MORE!!

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