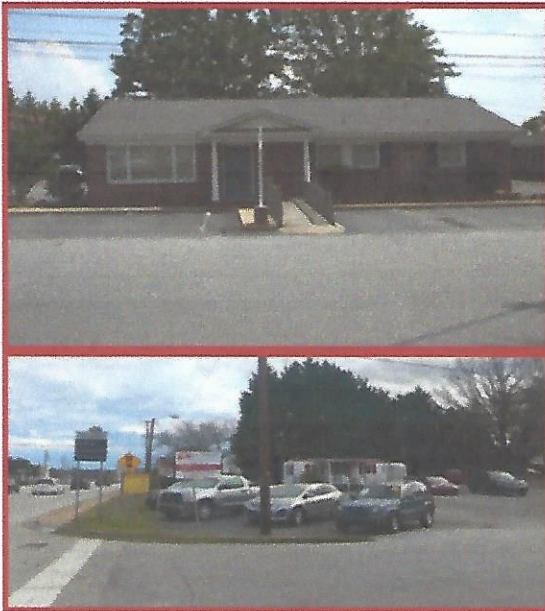


AVAILABLE

101-103 Sunset Drive

Mauldin, SC 29662



Key Real Estate

301 N. Maple Street
Simpsonville, SC 29681
864-757-2222

Doug Sprayberry
Broker in Charge
Cell - 864-444-3935
doug@keyrealestatellc.com

Tax map #M00801010080 & 801

- Approx. 100' Frontage on Hwy 276 and 200' on Sunset Drive.
- 1800+/- SF with C-2 Zoning—Former Dental Office.
- Both sites offered for lease rate of \$2750 monthly.
- Owner pays taxes and building insurance.
- Tenant pays maintenance and liability business insurance.
- Nine offices plus waiting room, reception area, kitchen, filing space, utility, storage room and two bathrooms.
- Owner would consider selling.
- Both adjoining owners willing to sell for larger development when combined. **Contact Doug for more information.**

This information is deemed reliable but not guaranteed

