

FOR SALE

5229 Augusta Highway

BATESBURG-LEESVILLE, SC 29070 • LEXINGTON COUNTY

\$650,000



Built for Business. Zoned for More.

Approx. 7,000 SF of commercial work, covered storage and live/work space on 2.96 acres — completed in 2022, currently permitted for residential use, and zoned Intensive Development along a high-visibility arterial corridor. Built for business today, with flexibility for the future.

±7,000

WORK /
COVERED SF

±2.96

ACRES

2022

YEAR BUILT

ID

ZONING

4

OVERHEAD DOORS

Contractors • Automotive • Trade & Service Businesses • Live-Work Buyers

See pages 2–3 for full building specs, zoning detail, and the surrounding corridor.

Property Highlights



BUILDING & SITE SPECS

- Approx. 7,000 SF of commercial work, covered storage & live/work space
- 80' × 50' main building on 2.96 acres
- Built 2022 — stud-framed construction with premium vinyl siding
- HD metal roofing & trim
- Four insulated overhead doors (12'H × 10'W)
- Finished walls & reinforced commercial-grade flooring
- LED lighting throughout
- Two automotive lifts included
- Downstairs office/living/break area & full bathroom
- Upstairs loft/office overlooking shop
- 18' × 80' western lean-to — 1,440 SF / 14' clearance
- 18' × 30' southern lean-to — 540 SF / 14' clearance
- 24' × 24' rear open-span pole building — 576 SF / 13' clearance
- Private well & septic
- Ample parking, equipment maneuvering & expansion area

THE ZONING STORY

The property is zoned **ID — Intensive Development** and is currently permitted for residential use, while having been built to full commercial specifications. That combination is the opportunity: a turnkey live/work setup today, on a zoning designation built for broader commercial and industrial use as the Augusta Highway corridor continues to grow.

Buyer to independently verify specific permitted uses with Lexington County.

IDEAL USES

- **Contractor / trade business**
- **Automotive service or repair**
- **Equipment, fleet & material storage**
- **Fabrication / light industrial**
- **Live-work owner-user**
- **Custom residence potential (rear portion)**

TURNKEY BUSINESS OPPORTUNITY

Currently operating as a full-service automotive business. Two commercial-grade automotive lifts convey with the real estate. Existing business operations and additional automotive equipment are available separately.



SHOP INTERIOR



SHOP INTERIOR — LIFT BAY



EXTERIOR



Location & Opportunity

5229 Augusta Highway sits on a high-visibility arterial roadway in Lexington County, between Batesburg-Leesville and the broader Augusta Highway corridor connecting toward Columbia. The road carries steady local and regional traffic, giving any service-based or trade business built-in exposure without the premium pricing of a fully commercial corner.

The 2.96-acre site offers mature trees and natural surroundings, ample room for parking, equipment and vehicle maneuvering, and additional depth for expansion or potential residential use, subject to applicable approvals.

Built in 2022 to commercial specifications but currently permitted for residential use, the property is positioned to serve an owner-operator today while carrying the ID (Intensive Development) zoning that gives it flexibility to grow alongside the corridor.

For contractors, automotive operators, and service businesses looking for a modern, move-in-ready shop with room to expand — this is a property built to work now, with a zoning story that points toward what's next.

CONTACT THE LISTING AGENTS

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