

FOR SALE or LEASE Office Building

+/- 1824 SQUARE FEET
1222 W. EVANS ST., FLORENCE, SC



Great Office Building Located in Downtown Florence

Excellent Opportunity in a Growing Office Market

PROPERTY SPECS

- +/- 1,824 Square Feet
- Free Standing Office Building
- 4 Private Offices, Large Open "Bull Pen" Office Area...2 Bathrooms, Storage/File Room
- Excellent Location with Great Visibility and Easy Access off West Evans St.
- Brick Construction with Parking in Front and

The building offers a great opportunity to have a highly visible free standing office location among an emerging small office neighborhood. Located on West Evans Street just beyond the intersection of Edisto Drive, the property's layout and location are ideal for a number of office end users. The 1,824 square foot building is situated on approximately 0.24 acres and has easy ingress and egress from West Evans Street. The West Evans Street corridor continues to grow into a quaint office neighborhood, and commercial property values are strong throughout the area.

The building's layout provides a large open "bull pen" office area, four private offices, two bathrooms and a storage/file room. The site has about 60 feet of frontage on West Evans St. and approximately 172 feet of depth. Paved parking is provided in the front and rear of the building.

**The Building is For Sale for \$250,000 or
For Lease at \$13.00 per Square Foot (\$1,976 per month).**



Palmetto Commercial
Real Estate, LLC
1831 West Evans St.
Suite 325
Florence, SC 29501

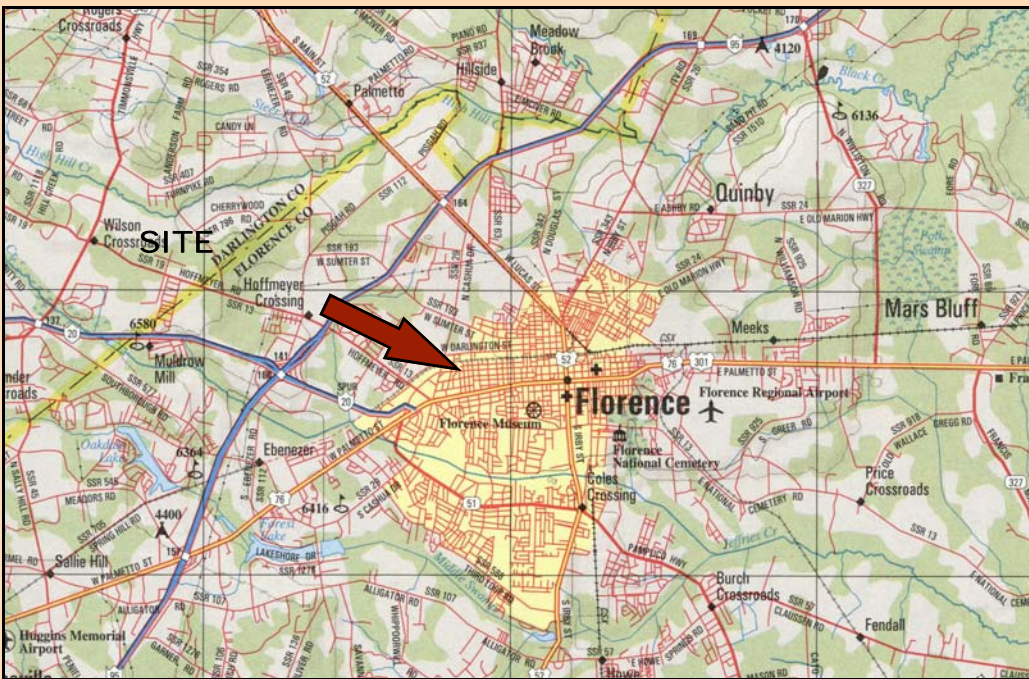
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For additional information on this and other
available properties, please visit our website at
www.palmettocommercial.com

No warranty or representation is made as to the accuracy of the information contained herein.

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