

LANGSTON BLACK

REAL ESTATE, INC.

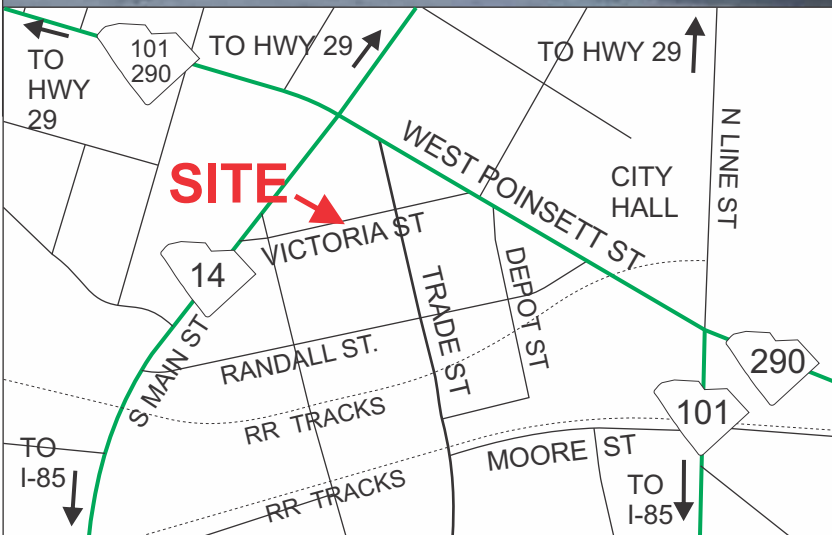
INCOME PROPERTY FOR SALE

DOWNTOWN GREER

118 VICTORIA STREET, GREER

- SALON OCCUPIES ENTIRE 1ST FLOOR
- 2ND FLOOR SPLIT INTO FOUR OFFICE SUITES
- PARKING LOT BEHIND BUILDING NOT INCLUDED

7,700+- SF TWO STORY BUILDING



\$2,450,000

FOR MORE INFORMATION, INCLUDING INCOME NUMBERS, PLEASE CONTACT CHUCK LANGSTON AT 864-230-4302
clangston@langston-black.com

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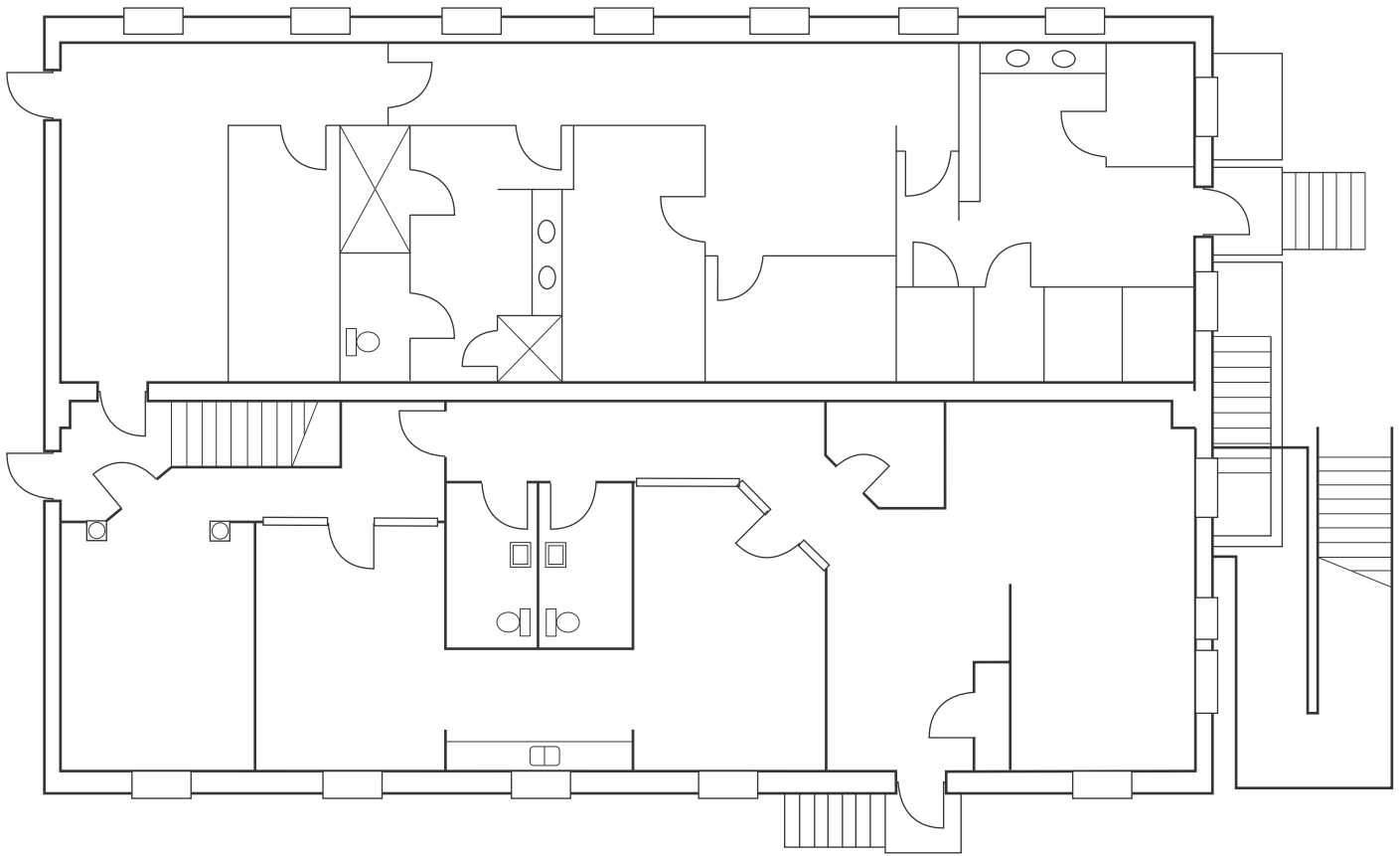
P.O. BOX 2167
GREER, S.C. 29652
BUS: 864-848-9070

700

www.langston-black.com

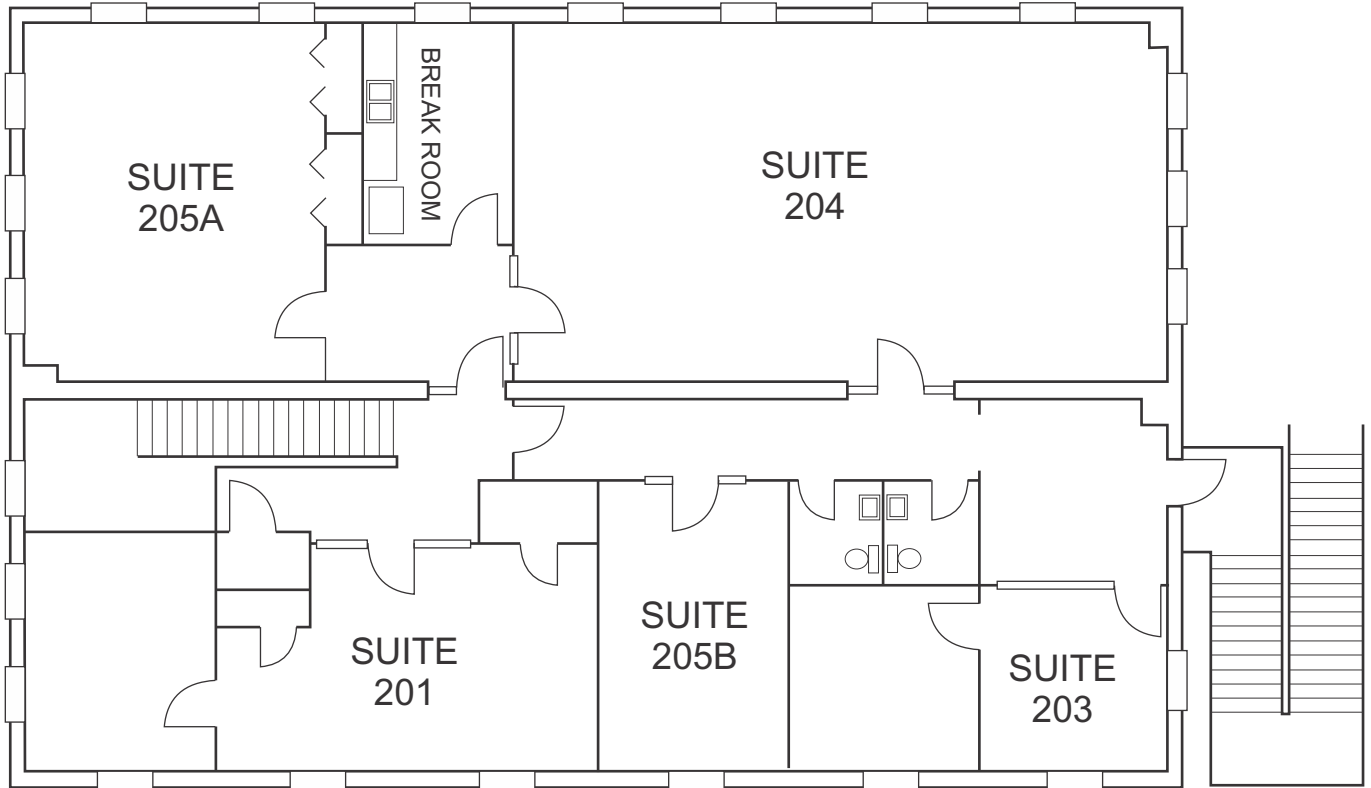
Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.
(LANGSTON-BLACK SITE #700)

FIRST FLOOR



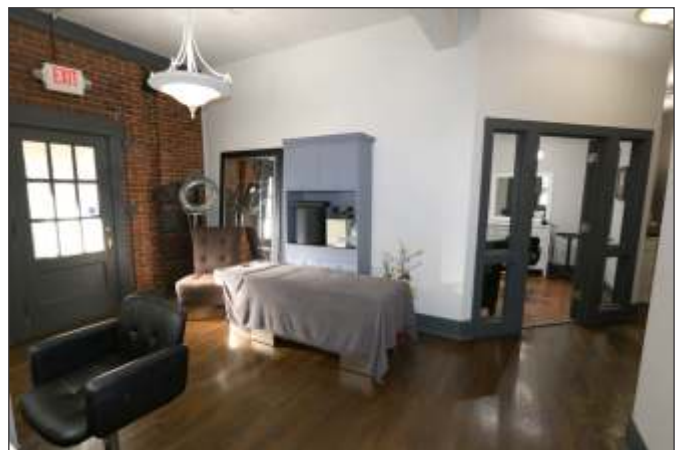
SECOND FLOOR

BUILDING FOOTPRINT: 77' DEEP AND 50' WIDE: 3,850 PER FLOOR = 7,700+- SF



- PORTION OF TAX MAP G020.00-06-002.00
- ZONED CITY OF GREER GS (GREER STATION DOWNTOWN)









In July of 2020, the City of Greer celebrated the completion of the CenterG Project Phase 1. This project was started in January of 2018 and has transformed the downtown area with a new streetscape design, lighting improvements, and landscaping. During this same period, the Greer Commission of Public Works invested \$2.5 million dollars in infrastructure improvements in the downtown area.

Phase 2, which extended the downtown streetscape work north from Poinsett and North Main to Arlington Avenue was completed in 2022 at a cost of an additional \$4.6 million.

Other projects in the downtown Greer area include the construction of a 108 room Hampton Inn hotel, a city owned 340 space parking deck, and ParkView Greer, a development which will have 245 upscale apartments, retail space, and a standalone brewery/resturant.