

LANGSTON BLACK

REAL ESTATE, INC.

SALON / OFFICE
DOWNTOWN SIMPSONVILLE

FOR SALE

POSSIBLE OWNER FINANCING

201 EAST COLLEGE STREET, SIMPSONVILLE

5,400+- SF BUILDING

- 4,000+- SF FIRST FLOOR
- 1,400+- SF SECOND FLOOR



\$1,295,000

- ONE BLOCK OFF OF NE MAIN ST (HWY 417)
- 1+- MILE FROM I-385 (EXIT 29)



PAVED PARKING LOT BEHIND
BUILDING

17 PARKING SPACES TOTAL

0.459+- ACRE PARCEL

TAX MAP 0316.00-01-009.03

ZONED CITY OF SIMPSONVILLE B-G
(BUSINESS - GENERAL DISTRICT)

IN DESIGN OVERLAY DISTRICT
CO-TC (TOWN CENTER)

FOR MORE INFORMATION CONTACT
RICK HAMMETT AT 864-313-9507
rhammett@langston-black.com

LANGSTON BLACK
REAL ESTATE, INC.

P.O. BOX 2167

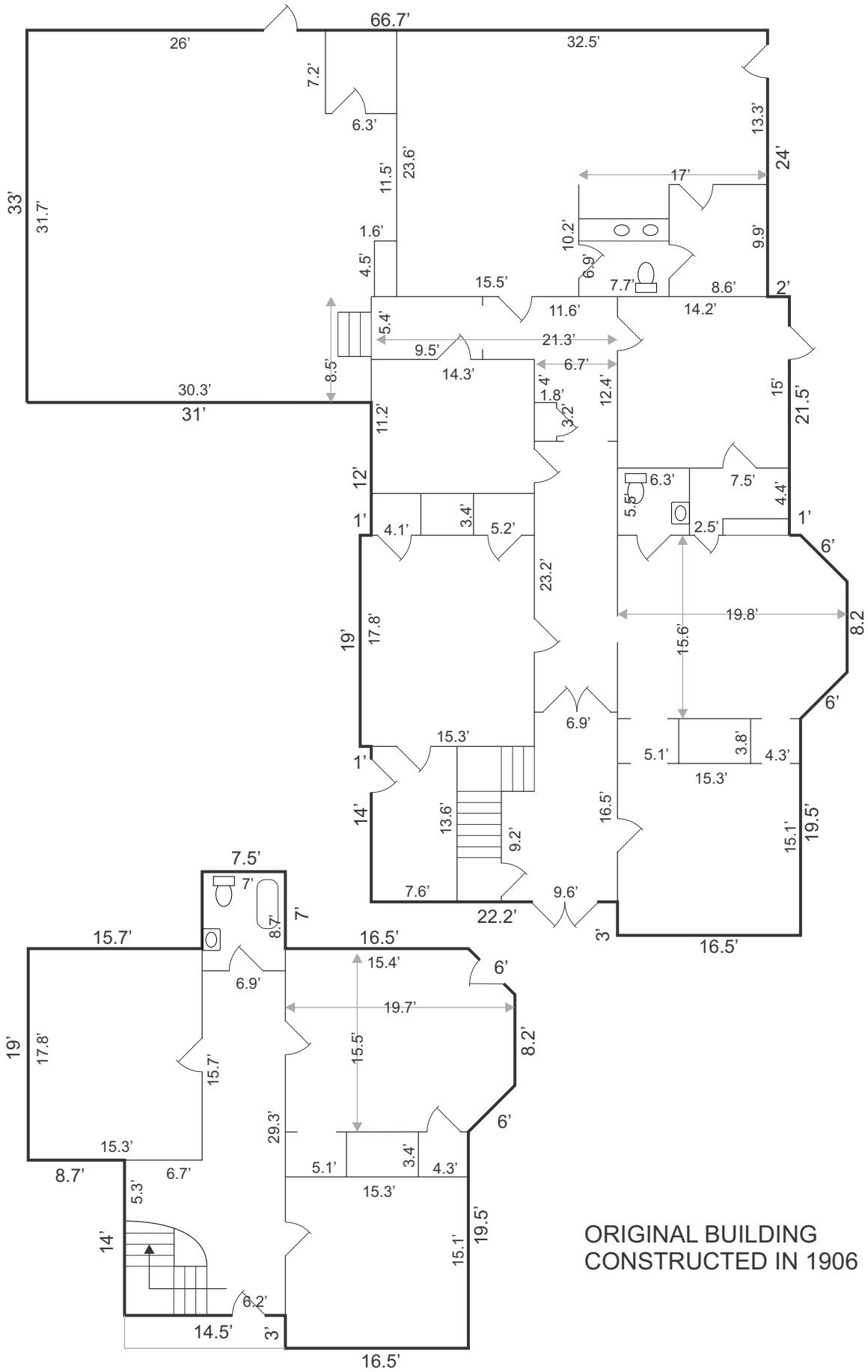
GREER, S.C. 29652

BUS: 864-848-9070

202

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 #202)



ORIGINAL BUILDING
CONSTRUCTED IN 1906

