

2627 S Main St Anderson, SC 29624



Class: Commercial/Industrial	MLS #: 20269918	Ask Pr: \$165,000
Type: Retail Building	Area: 114	Status: Active
Age:	Acre Rng: Less Than 1	Imp SF: 5000-9999
County: Anderson	Inside City: No	Sale/Rent: For Sale

GENERAL

List Agt 1: Nichole Zales	Phone: (864) 843-5919
List Cmp 1: Meares Property Advisors	Phone: (864) 353-3772
List Agt 2: Darron Meares	Phone: (864) 444-5361
List Cmp 2: Meares Property Advisors	Phone: (864) 353-3772
Loop Net ID:	Appt Phone: 864-843-5919
Cap Rate:	Orig Price: \$165,000
TMS#: 124-27-10-010-000	IDX?: Yes
Buy Agt Comm: 3%	TrnsBk Com: 0%
Apx Yr Built:	New Const: No
# Acres: 0.46	Lnrd Frt Ft: 122
County Taxes: 3,539.26	City Taxes:
HiSp Inet:	Own Financing: No
Directions: From I-85, head south on US-76/N Main St., turn right onto W Greenville St, turn left onto N Murray Ave, turn left onto W River St, turn right onto S Main St, property is on the left.	Apx Comp Dt:
DOM: 2	CDOM: 2
VOW Incl: Yes	VOW Addr: Yes
	VOW Cmnt: Yes
	Input Date: 01/05/2024
	VOW AVM: Yes

FEATURES

Land Status	Construction	Vacancy	Land Desc
Land Included	Brick	Occupied by Tenant	Level
Road Frontage	Floors	Vacant	Documents on File
County	Carpet		Aerial Photo
Current Business	Concrete		Survey/Plat
Other - See Remarks	Tile		Showing Instructions
Onsite Parking	Vinyl		Call Listing Agent
11 - 25	Heating		Tenant Occupied
Traffic	Natural Gas		Vacant
5000-10000	Cooling		
	Other - See Remarks		
	Interior Walls		
	Paneled		
	Shared Wall		
	Sheetrock		

Short Sale: No **Bank Owned:** No

BROKERAGE INFORMATION

List Agt 1: Nichole Zales	Agt 1 License: 88712	Ag1 Lic Exp Dt: 06/30/2025
Agt 1 Email: Nichole@mpa-sc.com	Phone: (864) 843-5919	Board Affil: WUAR
Office Name: Meares Property Advisors	Office License: 23129	Phone: (864) 353-3772
Office Addrss: 315 Eastview Road Pelzer, SC 29669		

REMARKS

Public: 2627 S. Main St. in Anderson, SC, is a versatile property that presents an investment opportunity outside of Anderson City limits. The property consists of approximately 9,200 SF, ideal for retail or office use. Divided into three units, it offers diverse income potential. Unit One has been tenant occupied for around ten years, and is currently securing consistent income of \$600 per month. Unit Two previously housed a cosmetology school and is presently vacant, providing an excellent chance for a new lessee or business venture. Unit Three was owner occupied as The Medicine Mart until Spring 2023. Situated on ±0.46 acres of land, the property features 122 feet of road frontage and 11 marked parking spaces, ensuring convenience for tenants and customers alike. The location benefits from varied traffic counts, with an Annual Average Daily Traffic count of 4,800 vehicles on S. Main St. and 13,800 vehicles on E. Shockley Ferry Rd., according to 2022 SCDOT data. 2023 Anderson County taxes totaled \$3,539.26, calculated at a 6% tax rate. This offering represents an enticing opportunity for investors or business owners seeking a diverse property with income potential, strategic location, and the chance to capitalize on both leased and available space. With its flexible layout and strong traffic counts,

this property stands primed for a variety of businesses or lessees, providing an exceptional investment prospect in the vibrant Anderson, SC area. *****THIS IS A REAL ESTATE AUCTION LISTING and the price shown is a placeholder. Should an offer be accepted prior to auction, the scheduled auction will be canceled. This property is available for sale only and will be offered at public auction on Thursday, January 25, 2024, at 12:00 p.m., preview begins at 11:00 a.m. This is not a foreclosure; new owner will receive clear title at closing. This property is selling AS-IS with NO contingencies. Units have separate electric meters and ductwork in place ready for A/C installation.*****

Private: Review associated docs - selling AS-IS with NO contingencies. This is not a foreclosure; buyer will receive clear title at closing. This property will be offered at public auction Thursday, January 25, 2024, at 12:00 p.m.

 Property History


Property Marketing History

MLS #: [20269918](#)

[2627 S Main St](#)
[Anderson, SC 29624](#)

Commercial/Industrial

DOM: 2

	Price	Activity	Pr History	Change Type	When Changed	Modified By
1 	\$165,000	New Listing	\$165,000	A -> \$165,000	01/05/24 12:18 PM	nicholedesko

 Photos

MLS#: [20269918](#)

[2627 S Main St](#)

\$165,000

