



# Real Estate Auction

## Property Information Packet

2627 S. Main St., Anderson, SC 29624

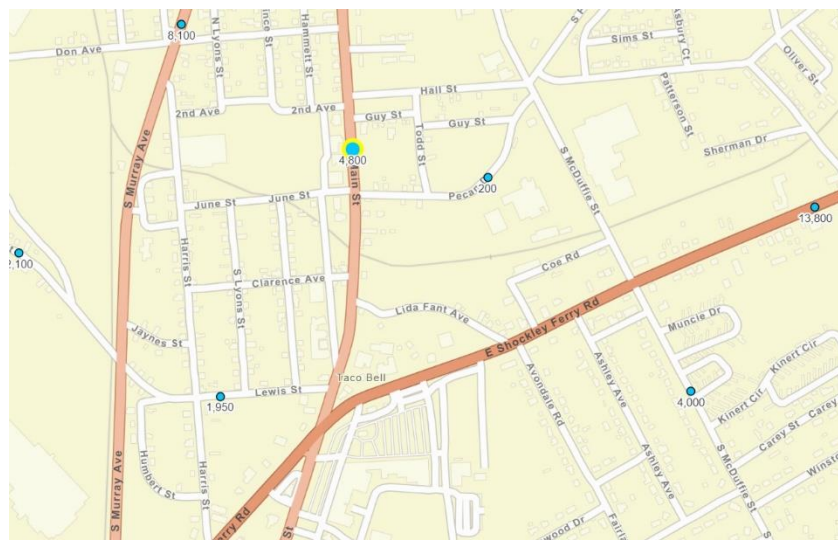
Auction Date: Thursday, January 25, 2024, at 12:00 p.m.

Auction Preview: Thursday, January 25, 2024, at 11:00 a.m.



Property features:

- 2627 S. Main St., Anderson, SC 29624
- TMS #124-27-10-010-000
- This property is being sold subject to seller confirmation of the high bid
- Anderson County 2023 taxes at 6% were \$3,539.26
- Retail/office space comprised of approximately 9,200 total SF
  - Unit One: Leased space for approximately 10 years; currently \$600/month
  - Unit Two: Vacant space; previously rented to a cosmetology school
  - Unit Three: Owner occupied as The Medicine Mart until Spring 2023
- ±0.46 acre lot with approximately 122 feet of road frontage and 11 marked parking spaces
- 2022 SCDOT Traffic Counts:
  - S. Main St. 4,800 Annual Average Daily Traffic count
  - E. Shockley Ferry Rd. 13,800 Annual Average Daily Traffic count





# Real Estate Auction

## Terms and Conditions

2627 S. Main St., Anderson, SC 29624

- Meares Property Advisors is representing the seller only in this transaction. We pay cooperating agents 3% at closing.
- This property is being offered subject to seller confirmation of the high bid on auction day.
- An **onsite** ten percent (10%) OR **online** eleven percent (11%) buyer's premium will be applied to the approved high bid to arrive at the contract sales price.
  - **Onsite** winning bidder is required to sign sales contract and deposit a NON-REFUNDABLE ten thousand dollar (\$10,000.00) deposit into Meares Property Advisors' escrow account on the day of auction (escrow deposit will be deducted from amount due at closing).
  - **Online** winning bidder must submit signed sales contract and deposit a NON-REFUNDABLE ten thousand dollar (\$10,000.00) deposit into Meares Property Advisors' escrow account within 48 hours of the close of auction or are subject to forfeiture of their bid and potential Proxibid ban (escrow deposit will be deducted from amount due at closing).
- Closing to take place within thirty (30) days of contract signing.
- This property is being sold AS-IS with no warranties or guarantees, express or implied, and with all faults. Seller makes no warranty, express or implied, as to the title of the property or zoning of the property except as warranted by its deed.
- Potential buyers can arrange their own inspections and/or appraisal prior to auction date, at their expense.
- Seller will pay any outstanding liens and property taxes to date of closing.
- Buyer will pay all other closing costs, including, but not limited to: attorney fees, deed preparation, deed recording, survey (if required), mortgage fees, or any other fees or expenses required to close the transaction.
- Sale of property is not subject to any contingencies, financing, or appraisal.
- Announcements made the day of auction take precedence over any previous announcements or advertisements.

**I have read and agree to the terms and conditions above:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed name: \_\_\_\_\_ Bidder number: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_



315 Eastview Road, Pelzer, SC 29669  
864-947-2000



2627 S Main St Anderson, SC 29624



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

**GENERAL**

<b>List Agt 1:</b> <a href="#">Nichole Zales</a>	<b>Phone:</b> (864) 843-5919
<b>List Cmp 1:</b> <a href="#">Meares Property Advisors</a>	<b>Phone:</b> (864) 353-3772
<b>List Agt 2:</b> <a href="#">Darron Meares</a>	<b>Phone:</b> (864) 444-5361
<b>List Cmp 2:</b> <a href="#">Meares Property Advisors</a>	<b>Phone:</b> (864) 353-3772
<b>Loop Net ID:</b>	<b>Appt Phone:</b> 864-843-5919
<b>Cap Rate:</b>	<b>Orig Price:</b> \$165,000
<b>TMS#:</b> <a href="#">124-27-10-010-000</a>	<b>IDX?:</b> Yes
<b>Buy Agt Comm:</b> 3%	<b>TrnsBk Com:</b> 0%
<b>Apx Yr Built:</b>	<b>New Const:</b> No
<b># Acres:</b> 0.46	<b>Lnrd Frt Ft:</b> 122
<b>County Taxes:</b> 3,539.26	<b>City Taxes:</b>
<b>HiSp Inet:</b>	<b>Own Financing:</b> No
<b>Directions:</b> 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.	<b>Apx Comp Dt:</b>
<b>DOM:</b> 2	<b>CDOM:</b> 2
<b>VOW Incl:</b> Yes	<b>VOW Addr:</b> Yes
	<b>VOW Cmnt:</b> Yes
	<b>Input Date:</b> 01/05/2024
	<b>VOW AVM:</b> Yes

**FEATURES**

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

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

**BROKERAGE INFORMATION**

<b>List Agt 1:</b> <a href="#">Nichole Zales</a>	<b>Agt 1 License:</b> 88712	<b>Ag1 Lic Exp Dt:</b> 06/30/2025
<b>Agt 1 Email:</b> <a href="mailto:Nichole@mpa-sc.com">Nichole@mpa-sc.com</a>	<b>Phone:</b> (864) 843-5919	<b>Board Affil:</b> WUAR
<b>Office Name:</b> <a href="#">Meares Property Advisors</a>	<b>Office License:</b> <a href="#">23129</a>	<b>Phone:</b> (864) 353-3772
<b>Office Addrss:</b> 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	<a href="#">nicholedesko</a>

 Photos

MLS#: [20269918](#)

[2627 S Main St](#)

\$165,000

