

North Broad View



FOR SALE

7,000 +/-

SF

Downtown Retail Location



CLINTON

South Carolina

107 North Broad Street



Existing Uses

- Commercial
- Mixed-use
- Single Family Residential
- Multi-family Residential
- Financial
- Government
- Institutional/College
- Religious/Non-profit
- Greenspace/Vacant
- Parking
- Opportunity Zone





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South Carolina

107 North Broad Street

Addresses: 107 North Broad Street

Building Sizes: 7,000 SF – 2 floors

Sale/Lease: Available for sale potential for multiple tenants

Sale Price: \$50,000

Parcel ID: 901-05-12-007

Types of Businesses Nearby: Restaurants, Bakery, Clothing, Reception Venue, Office Supply, Florist, Jewelry, Realtor Office, Engineering Office & Ice Cream Shop

Accessibility: Entrance from North Broad Street – Street Parking

Potential Incentives: Opportunity Zone, Historic Tax Credit, Abandoned Building, Bailey Bill, and Fire/Roof/HVAC/Security

Historical Use: Dress shop

Building Info: Currently the building is condemned because of a stabilization Problem with the back wall. The roof also will need to be replaced and the second story floor will need replacing. A structural engineer has looked at the building and the wall can be repaired.

Down stairs appears to be in good condition.

Other Info: There are currently 1,185 new residences under construction or in the planning process.

Eight new retail shops have announced in downtown in the past year and the industrial spec building was sold.



Wall Street View – Back of Building



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