



# Ware Shoals/Hwy 25 Commercial Lot

## JenksIncRealty

**Tract Size:** 1.4+/- Acres  
**Price:** ~~\$149,000~~ New Price! \$115,000  
**Zoning:** C-2  
**Utilities:** Water, gas and power on site. Sewer directly across the road.  
**TID #:** 6932-032-869  
**Tract Location:** From Greenville take Hwy 25 South toward Greenwood. From Greenwood take Hwy 25 North toward Greenville. Property is in Ware Shoals at the intersection of Hwy 25 and Hwy 25 Business just South of the Saluda River.

**Remarks:** Excellent retail, office or investment parcel with frontage on Hwy 25, Hwy 25 Business and Burnt Bridge Road. Both highways have good traffic counts and a new medical office complex has opened directly across the road. The property has a house on site that is being sold "as is." It could be renovated and rented out for income or the property could be developed immediately.



Subject Property

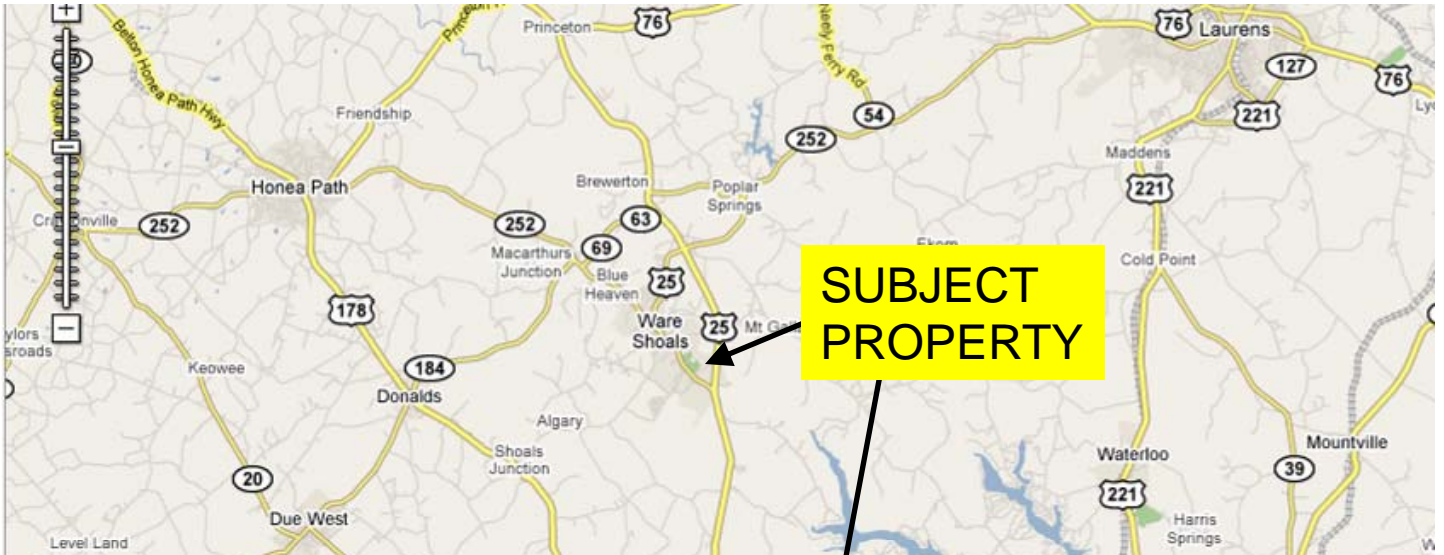
View from Intersection of  
Burnt Bridge Rd. & Hwy 25  
Business. Property has  
frontage on three roads & is  
zoned C-2.

Offered by: Jenks Patrick • 864-506-0416 • [www.jenksincrealty.com](http://www.jenksincrealty.com)



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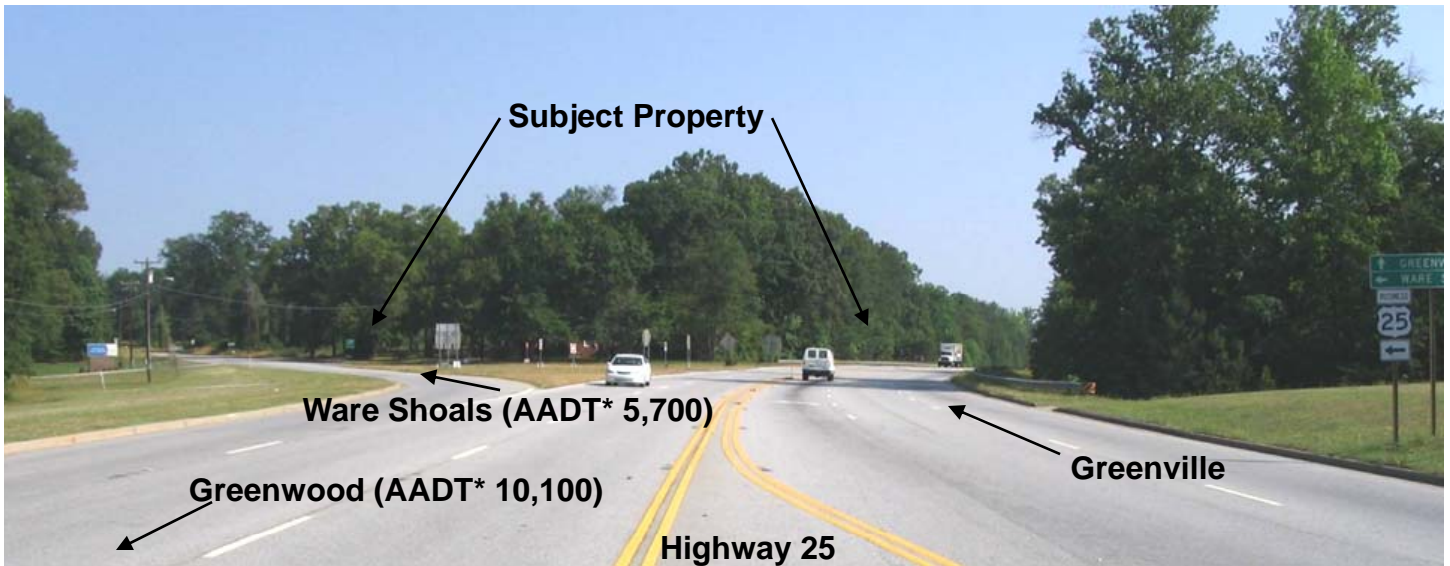


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\*AADT: Average Annual Daily Traffic (Number of vehicles)



**View from Intersection of  
Burnt Bridge Rd. & Hwy 25.**



**House on property sold "AS-IS"**

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