



JenksIncRealty

Laurens Courthouse Square Office Building

Income-Producing Investment Property

\$277,500 - MOTIVATED SELLER



Property Details:

- +/- 6,400 SF 2-Story Class A Building
- Corner lot on the courthouse square in Laurens central business district
- Ideal for an Owner Occupied Business
- Zoned B-2 (Office/Retail)
- 4-5 Office Suites with bathrooms, kitchen/breakroom areas; most w/ separate entrances
- Excellent condition, including updated carpet and bathrooms
- Entire building is wired and networked
- 2 outdoor courtyards
- 75 space public parking lot next door
- **SELLER WILL CONSIDER ALL OFFERS!**

Offered by **John Stillwell**
(864) 414-1879 or
john@jenksinrealty.com





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Additional Information

Suite Configurations:

- Courtyard Suite 1: +/- 510SF; Lobby, 2 Offices, 1 BA
- Courtyard Suite 2: +/- 1008SF; Lobby, 4 Offices, Conf. Room, 1BA
- Main Building Level 1: +/- 2,320SF; Lobby, 8 Offices, Conf. Room, 2BA, Kitchen/Lounge, Work Area, Mech. Room
- Main Building Level 2: +/- 2,407SF; 1st Floor Lobby/Reception, 6 Offices, 2BA, Work Area, File Room, 2nd Reception Area near back stairwell

Other Information:

- Address 123 & 125 West Public Square, Laurens, SC 29360
- Laurens County TID # 906-11-08-009
- 2011 Taxes \$5,889.06
- Building constructed in 1992; Addition in 1998; Ongoing renovations since 2005
- HVAC systems: All but one unit replaced in last 4 years and in good working condition; 1 heat pump unit down and needs replacement
- Roof redone in 2009, with a transferable warranty

***Contact listing agent John Stillwell for complete floor plans, current occupancy and rent information, etc. or to schedule a showing



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