

FOR SALE | **EXECUTIVE OFFICE BUILDING** | GOOSE CREEK | CHARLESTON, SC MSA



SALE PRICE | \$1,175,000
CAP RATE | +/- 6.40%

HIGHLIGHTS

- **100% leased** to 14 tenants; NOI is approximately \$75,000.00
- Current rents are well **below market**, with average full-service rental rate just under \$575/mo.
- Building in **great condition**. Roof system and HVAC units have been replaced within the last 6 years.
- **All existing leases are short term**. Value add strategy to properly measure spaces and bring rates up to market.
- Opportunity for **Owner Occupant** to offset expenses with **existing** rental income

100 CENTRAL AVENUE, BUILDING A, GOOSE CREEK, SC 29445

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NORVELL
REAL ESTATE GROUP

BUILDING SPECS

Berkeley County TMS:	397-00-00-385
Site Size:	0.825 AC
Total Building Area:	5,838 SF
Year Built:	1988, fully renovated in 2014
Zoning:	General Commercial
Office:	100% leased to 14 executive type users, with a common conference room. All current leases expire by mid-2022, allowing for upside rent potential and opportunity for owner-occupant.
Roof & HVAC:	Roof replaced in 2014; HVAC ages between 3 – 6 years old. (Building is served by 5 units total.)
Parking:	Ample parking in front of office
Property Condition:	Renovated and well maintained



LOCATION

Subject property is well located adjacent to the intersection of Goose Creek’s 2 main arteries, Saint James and Goose Creek Boulevards. Numerous neighborhoods in immediate area.

Goose Creek is +/-18 miles from Historic Charleston, and is ideally situated between the Boeing and Volvo manufacturing campuses. The area offers great quality of life with a growing population and business community.

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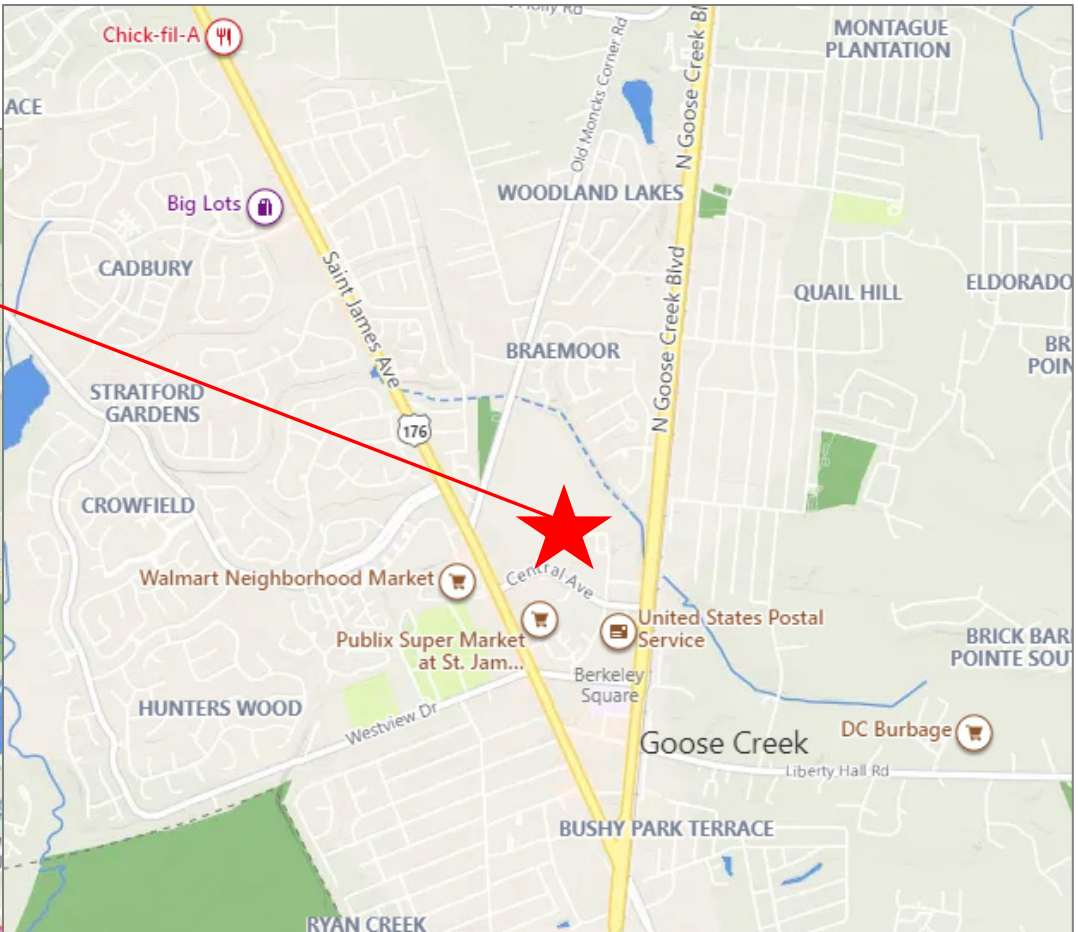
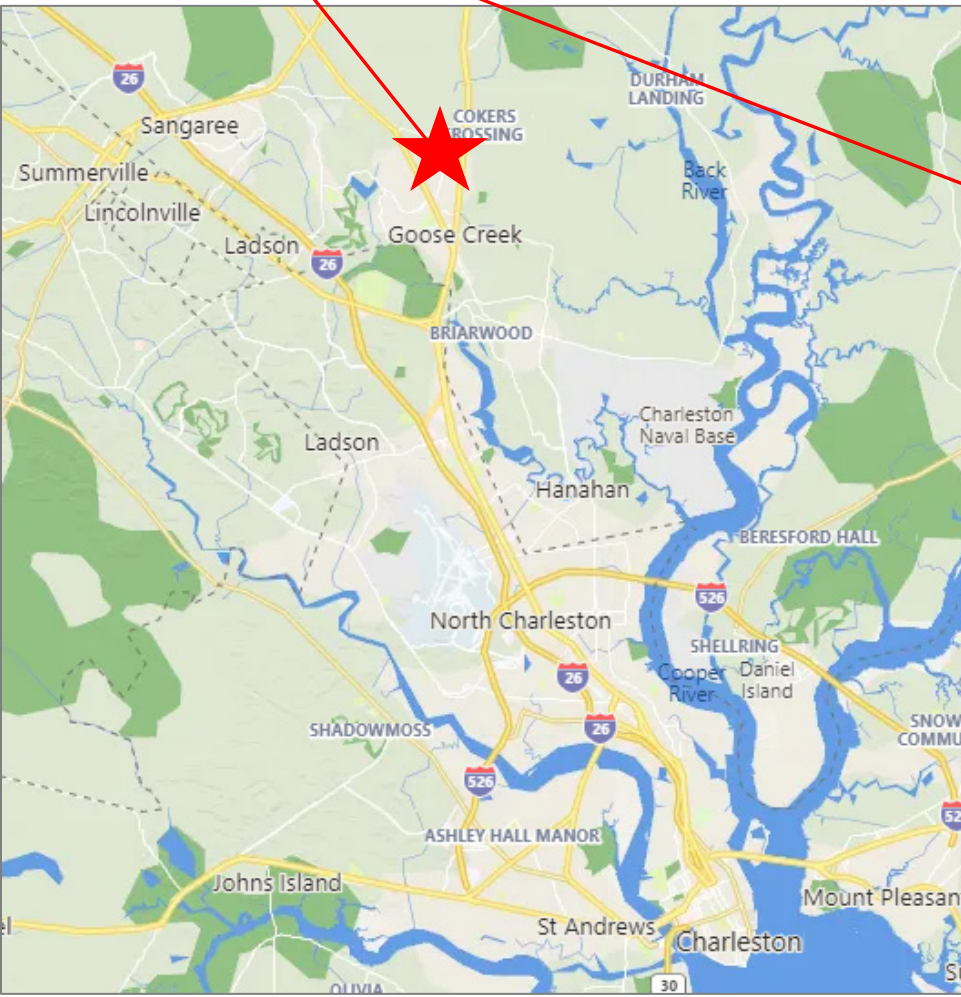
100 Central Ave.
Building A



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SITE



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