

# LANGSTON BLACK

REAL ESTATE, INC.

COMMERCIAL PROPERTY WITH MANY POSSIBLE USES!

## FOR SALE

COMMERICAL DEVELOPMENT



27686 HWY 76 EAST, CLINTON

**800 SF METAL BUILDING  
ON 2.65+- ACRE PARCEL**



CITY WATER ON SITE AND 4"  
SEWER TAP IN PLACE  
280'+- ROAD FRONTAGE  
ZONED COMMERCIAL  
LOCATED IN LAURENS COUNTY

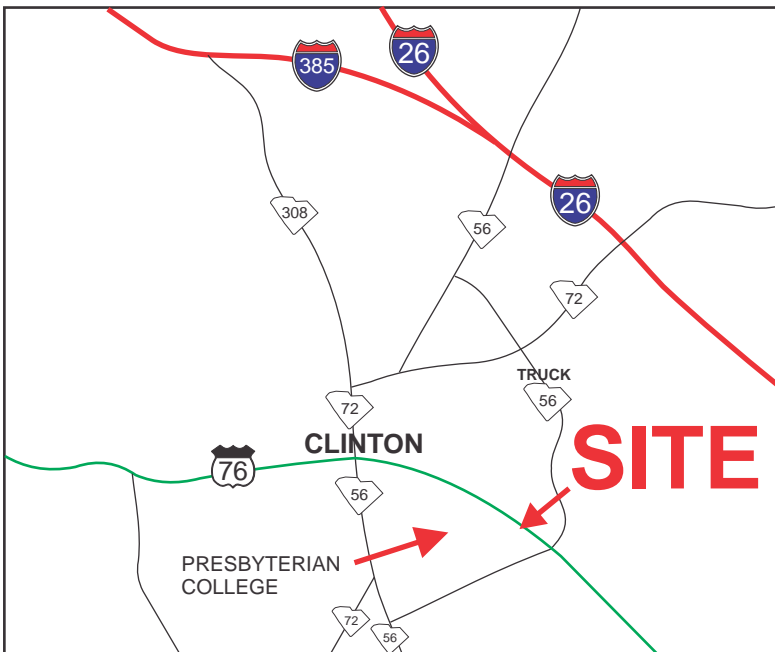
**SALES PRICE: ~~\$119,000~~  
REDUCED TO **\$90,000****

FOR MORE INFORMATION CONTACT  
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**LANGSTON BLACK**  
REAL ESTATE, INC.

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BUS: 864-848-9070

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[www.langston-black.com](http://www.langston-black.com)

Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.  
(LANGSTON-BLACK SITE #237)



## LAURENS COUNTY TAX MAP 901-26-01-041

20' X 40' building currently set up for use as a flower shop. Owner is closing business due to health issues. Owner also previously operated a landscaping business from the property. Sales includes greenhouse and all fixtures and equipment used in the flower shop.

Water taps on site for outdoor use. These taps keep outdoor watering from being charged a sewage fee. This saves approximately \$800 to \$1,000 annually.

Building has one restroom and updated HVAC system

Located approximately one mile west of historic downtown Clinton

