

# LANGSTON BLACK

REAL ESTATE, INC.

## COMMERCIAL BUILDINGS FOR SALE DOWNTOWN ANDERSON



300 NORTH MAIN STREET



2 EAST ORR STEET

**300 North Main St.** (TAX MAP 123-29-19-001 & 013)  
An 11,000+- sf building that well know throughout the city, built in the 1880's-1890's. Although over 100 years old, the building has been updated throughout for office use. The building features the following:

1st Floor : 7 offices on the first floor (2 very large workspace areas and 5 private offices), large private conference room, men/women's bathrooms, and large kitchen area.

2nd Floor : 6 private offices (1 large corner penthouse office in corner), mens/women's bathrooms, and a meeting/ conference room area.

Building has two stairwells and a service elevator.

**2 East Orr St.** (TAX MAP 123-29-19-011)  
A 7,000+- sf warehouse with complete brick veneer, roll up drive in door, and very high ceilings. The building currently serves as a parking garage to the adjacent 300 North Main Building.

### SALES PRICE:

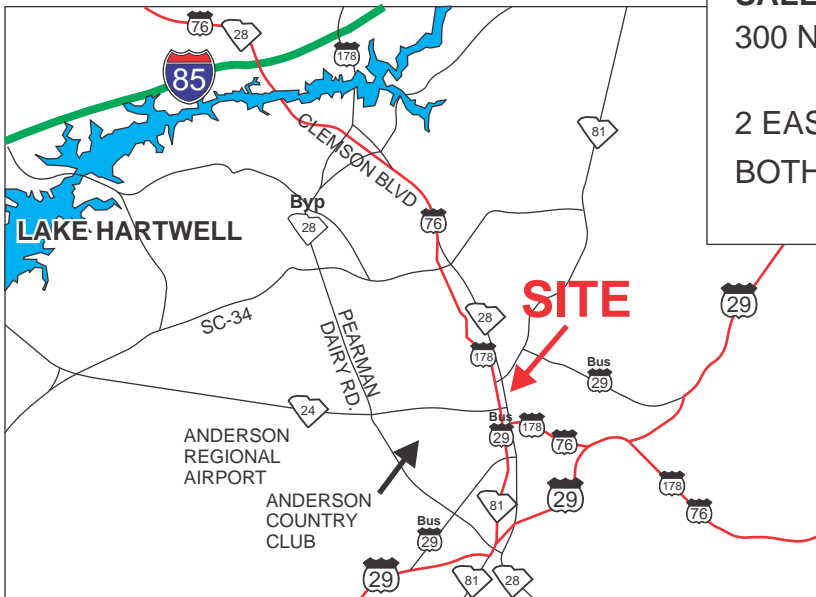
300 NORTH MAIN STREET: ~~\$430,000~~

REDUCED TO **\$415,000**

2 EAST ORR STREET: \$125,000

BOTH BUILDINGS: ~~\$555,000~~

REDUCED TO **\$540,000**



FOR MORE INFORMATION CONTACT  
MARK GRIFFIN AT 525-8562  
mgriffin@langston-black.com

**LANGSTON BLACK**  
REAL ESTATE, INC.

P.O. BOX 2167  
GREER, S.C. 29652  
BUS: 864-848-9070

256

[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 #256)



Adjacent public parking lot will service up to 55+ spaces for parking.  
Both properties zoned City of Anderson Central Business District (CBD)



Artist rendering of what 300 North Main Street could look like with an exterior renovation.