

103 & 105 WASHINGTON ST., ABBEVILLE, SC 29620



4,800 SF BUILDING



NEW STUCCO AND PAINT

103 WASHINGTON STREET - 1,200 sf space - Available for lease @ \$900/month (gross rent) Previously leased to Wendy's Dance Academy which moved upstairs in August 2009.

103 B WASHINGTON STREET - 2,400 sf upstairs- Newly upfited space leased by Wendy's Dance Academy - Tenant since July 2004 - Lease expires July, 2014 - Lease is modified gross

105 WASHINGTON STREET - 1,200 sf- Leased to Southern Finance Division of Southern Management Corp. - Tenant since August 1988 Lease expires May 31, 2011. Lease is NNN - 2.5% annual increases start June, 2011.



SALES PRICE: **\$315,000**
CAP 9.04%
2010 PROJECTED NOI: \$28,467

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284

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