

# LANGSTON BLACK

REAL ESTATE, INC.

## INCOME PROPERTY FOR SALE

### 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, 2016. Lease is NNN - 2.5% annual increases start June, 2011.



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

**BRAD TOY**  
864-640-7429  
**CHUCK LANGSTON**  
864-230-4302

**LANGSTON BLACK**  
REAL ESTATE, INC.

P.O. BOX 2167  
GREER, S.C. 29652  
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 #714)

