

# LANGSTON BLACK

REAL ESTATE, INC.

## INCOME PROPERTY FOR SALE

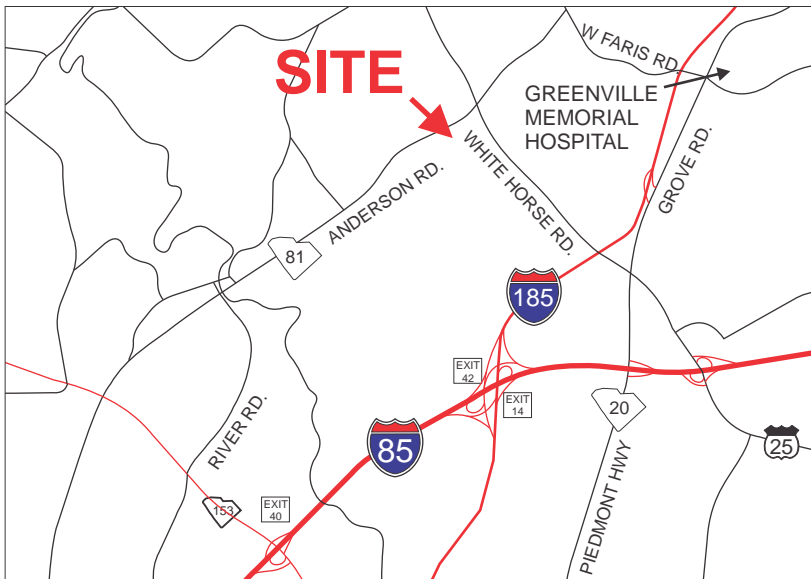
2711 ANDERSON ROAD, GREENVILLE

4,400+- SF BUILDING

BUILDING CONTAINS 2,520+- SF LAUNDROMAT,  
1,040+- SF SPACE LEASED TO ADVANCE COLORS  
AUTOMOTIVE FINISHES AND A 840+- SF SPACE  
LEASED TO ALL STAR AUTO DETAILING

FIVE BAY CAR WASH  
WITH 3 VACUUM STATIONS

LAUNDROMAT AND CAR WASH OPERATED BY PROPERTY OWNER



**SALES PRICE: ~~\$825,000~~**  
**REDUCED TO **\$750,000****

INCOME NUMBERS UPON REQUEST

FOR MORE INFORMATION CONTACT  
DAVID BLACK AT 864-230-7139  
dblack@langston-black.com

**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 #715)



TAX MAP 0248.00-02-009.01  
 ZONED GREENVILLE  
 COUNTY C2  
 .825+- ACRE PARCEL

BUILDING IS 40'+- DEEP AND 110'+- WIDE