

2ND STORY RESIDENCE FOR LEASE

IN THE HEART OF BEAUTIFUL DOWNTOWN GREER

114A TRADE STREET, GREER

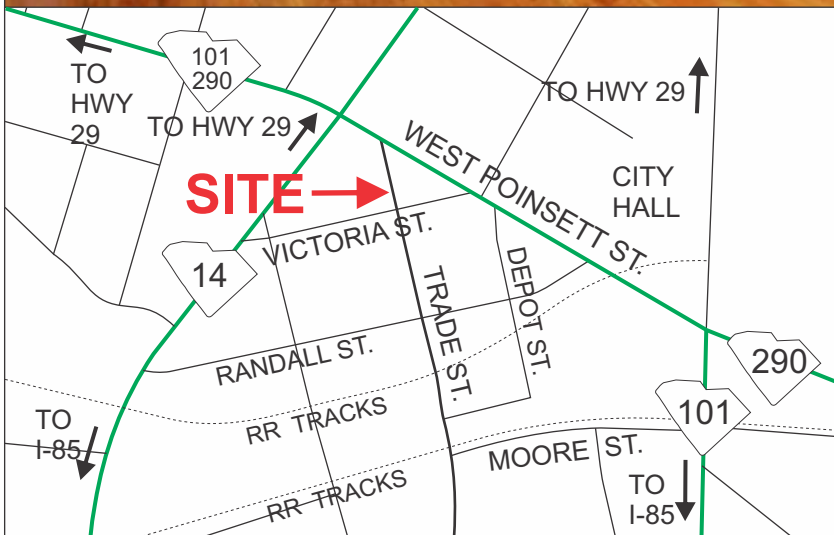
2,400+- SF RESIDENCE, CUSTOM BUILT TO THE HIGHEST STANDARDS



FEATURES:

- 2 BEDROOMS
- 3 FULL BATHROOMS
- OFFICE
- SAUNA
- HOME THEATER
- PANTRY
- LAUNDRY ROOM
- LARGE OPEN ROOM WITH KITCHEN, DINING, & LIVING AREA

LEASE RATE:
\$2,950/MONTH



- FRONT AND REAR ENTRANCES
- 3 PRIVATE PARKING SPACES
- CORNER OF TRADE STREET AND VICTORIA STREET
- CLOSE TO GREER CITY PARK

FOR MORE INFORMATION CONTACT
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RESIDENCE FEATURES”

Master Bedroom – Custom motorized black out shades and Gas fireplace
2 Custom closets

Master Bathroom

Heated Tile Floor
Motorized sky light
Bidet toilet with dryer feature
Custom Tile shower with personalized settings and steamer
Dual sinks with custom marble and bowls

Downstairs

Office
Sauna
Bathroom with Shower
Theater Room – 5 recliners and Snack bar, Surround sound, huge screen

Second Bedroom and Bathroom

Small Closet
Bathroom with Shower, Sink and facilities

Laundry Room

Closet with 4 Tankless Hot water heaters
Large Sink with agitator for hand wash items

Large Pantry going into kitchen and open area

Kitchen

3 Ovens and warmer
Storage cabinets
Custom cabinets – all soft close
GE Profile Appliances
Coffee Maker/Grinder built in
Large Island for seating
Custom bronze sinks and fixtures

Living Room/Dining Area

Gas Fireplace
Built-in book cases on either side of custom mantel
Large windows with custom drapes and motorized blackout shades
Sitting bench that covers the width of the room
Huge windows that overlook Trade street
Stairs that descend to front entrance come up the side of the room

Sprinkler system (covered by Landlord)

Hallway – custom rugs and Ceiling

3 parking spaces go with the unit

Alarms and cameras on property (paid by Landlord)

Front entrance on Trade Street – camera, alarm





In July of 2020, the City of Greer celebrated the completion of the CenterG Project Phase 1. This project was started in January of 2018 and has transformed the downtown area with a new streetscape design, lighting improvements, and landscaping. During this same period, the Greer Commission of Public Works invested \$2.5 million dollars in infrastructure improvements in the downtown area.

Phase 2, which extended the downtown streetscape work north from Poinsett and North Main to Arlington Avenue was completed in 2022 at a cost of an additional \$4.6 million.

Other projects in the downtown Greer area include the construction of a 108 room Hampton Inn hotel, a city owned 340 space parking deck, and ParkView Greer, a development which will have 245 upscale apartments, retail space, and a standalone brewery/resturant.





LOWER LEVEL WITH FULL BATH, OFFICE, SAUNA & THEATER



OFFICE AREA



SAUNA BUILT INTO OLD WALK-IN VAULT



SAUNA CHANGING ROOM



SAUNA



THEATER ROOM





MASTER BEDROOM



MASTER BEDROOM



ONE OF TWO WALK IN CLOSETS



MASTER BATHROOM



MASTER BATHROOM





MAIN HALLWAY



HALL BATHROOM



GUEST BEDROOM



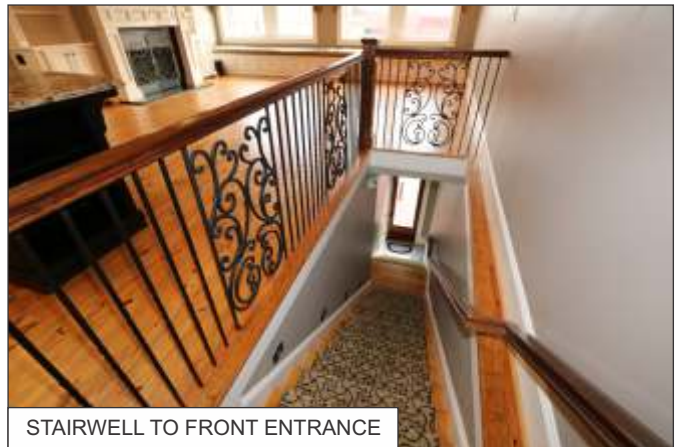
LAUNDRY ROOM



PANTRY



HALLWAY LOOKING TOWARDS BACK OF BUILDING



STAIRWELL TO FRONT ENTRANCE

KITCHEN, DINING AND LIVING ROOM



