

LANGSTON BLACK

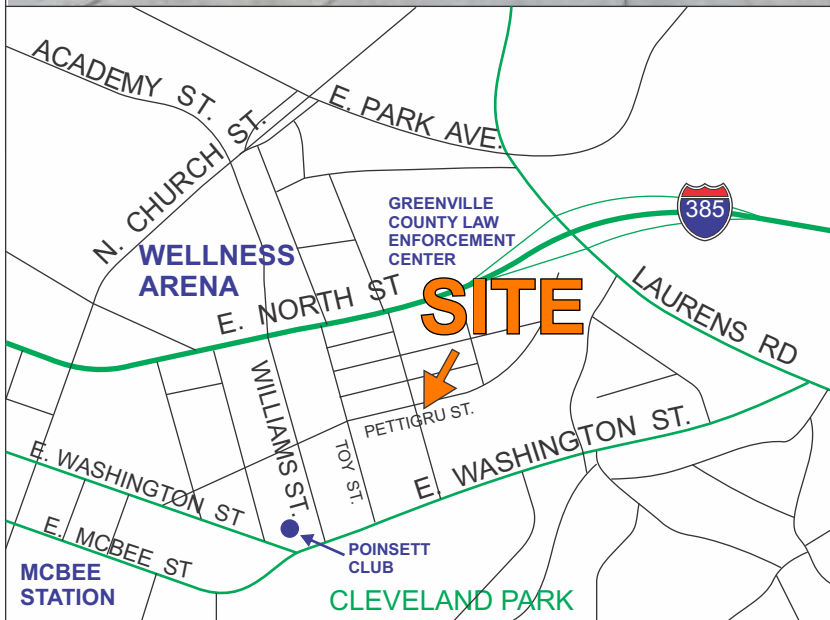
REAL ESTATE, INC.

HOUSE / OFFICE SALE or LEASE

CORNER LOT - PETTIGRU ST & BOYCE AVE

500 PETTIGRU STREET, GREENVILLE

- 2,713+- SF TOTAL
1,657+- SF 1ST FLOOR
1,056+- SF 2ND FLOOR
- PRIVATE PARKING LOT
BEHIND BUILDING
- CLOSE TO E NORTH ST
& WASHINGTON AVE



SALES PRICE: ~~\$800,000~~

REDUCED TO \$750,500

LEASE RATE: \$4,000/MO NNN

- TAX MAP 0047.00-05-018.00
- ZONED CITY OF GREENVILLE RNX-B
(NEIGHBORHOOD-SCALE FLEX)

FOR MORE INFORMATION CONTACT
CHUCK LANGSTON AT 864-230-4302
clangston@langston-black.com

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REAL ESTATE, INC.

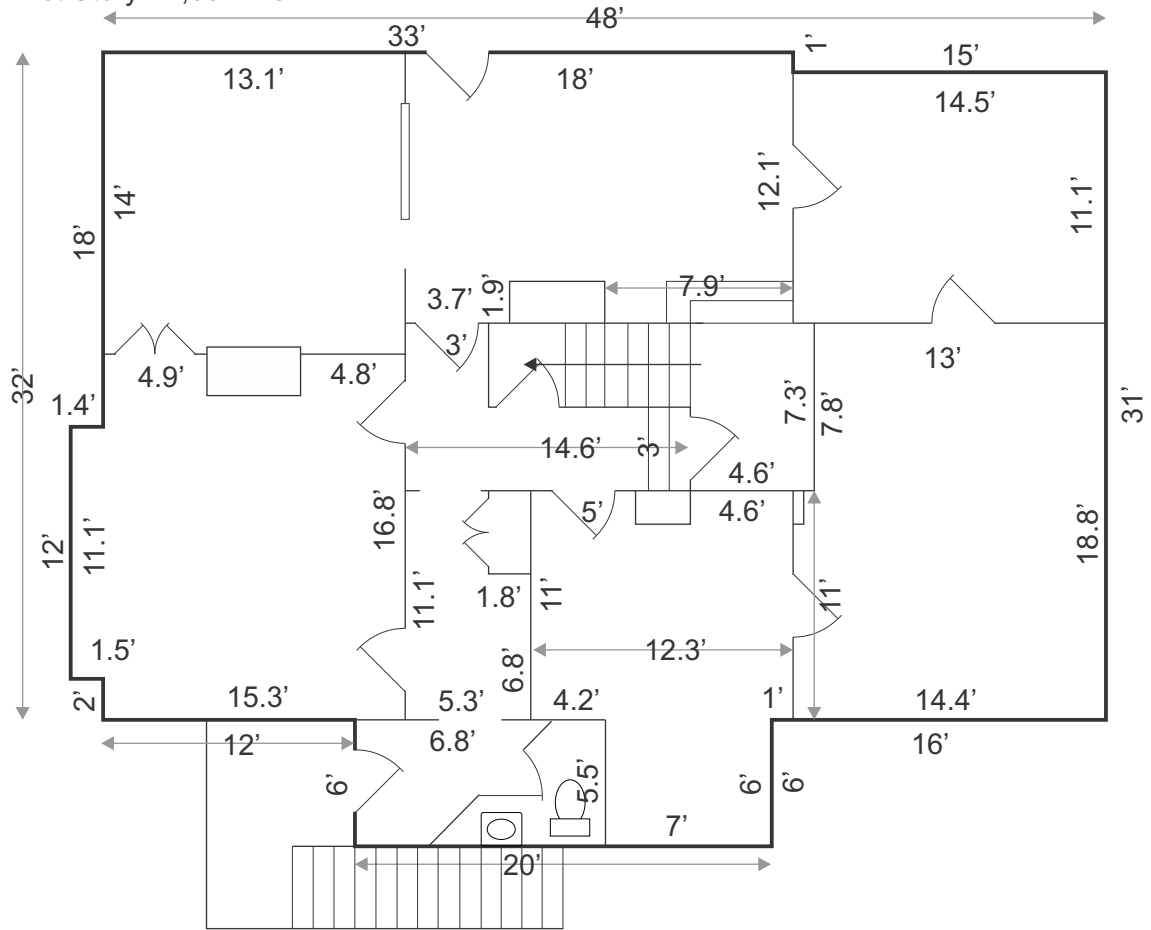
P.O. BOX 2167
GREER, S.C. 29652
BUS: 864-848-9070

303

www.langston-black.com

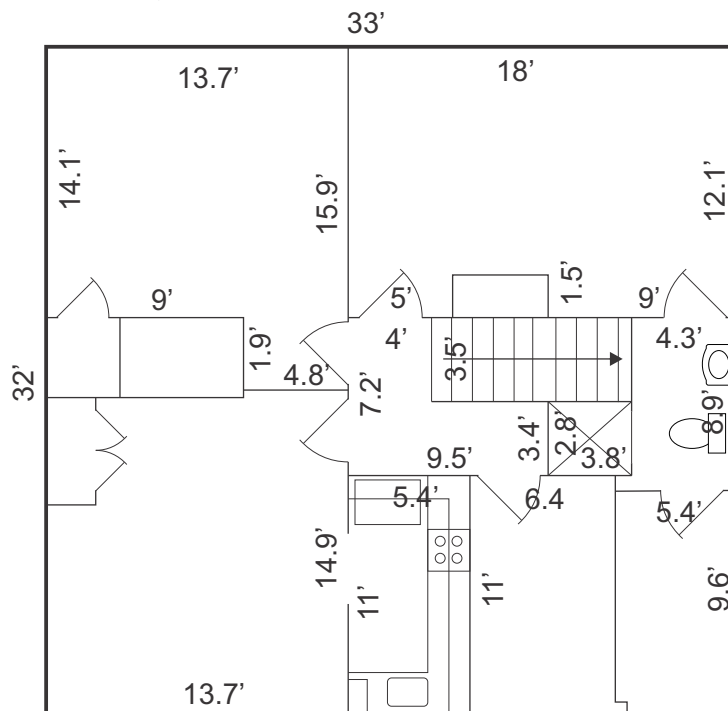
Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.
(LANGSTON-BLACK SITE #303)

1st Story - 1,657+- sf



2,700+- sf total size

2nd Story - 1,056+- sf





FIRST FLOOR



SECOND FLOOR





PETTIGRU HISTORIC DISTRICT

The Pettigru Street Historic District is located to the east of the downtown area and contains 88 structures. The majority of the buildings were built between 1910 and 1930 and are of frame and brick construction. The district features a wide variety of building styles, including the Queen Anne and local interpretations of the bungalow and Colonial Revival forms. Many of the streets are tree-lined, and the buildings have common setbacks. Historic District is significant for its wide range of architectural styles, which mirrors the growth of Greenville between 1890 and 1930. Once part of the James Boyce and Rowley family estates, this area was largely unsettled until the turn-of-the-century. Sections of the Boyce estate were subdivided by 1900 and Victorian cottages began to dot the area. Several large tracts were bought by the Parker family and they erected 2 large homes.

Residential development began on a large scale after the subdivision of the "Boyce Lawn" property in 1907. This area between East North and East Washington was divided into a large number of lots and new streets were established which were named after the faculty members of the Furman Theological Seminary. The district was also the home of many prominent businessmen and mill owners. Recently there has been some commercial encroachment, and the Pettigru District today is about half residential, half commercial.

