

9 MAPLE TREE COURT, GREENVILLE

9,000+- SF TOTAL - 4,500+- SF PER FLOOR

TWO STORY OFFICE BUILDING WITH WALK IN ENTRANCES FOR BOTH LEVELS

LARGE PRIVATE PARKING LOT
WITH 65+- PARKING SPACES



SALES PRICE: ~~\$2,980,000~~
REDUCED TO **\$2,775,000**

CURRENTLY FULLY LEASED WITH
THREE TENANTS - ONE ON LOWER
LEVEL AND TWO ON UPPER LEVEL

- BON SECOURS THERAPY - 9A
- PEDIATRICS UNLIMITED - 9D
- STATE FARM INSURANCE- 9E

BOTH UPPER LEVEL TENANTS:
MONTH TO MONTH LEASE

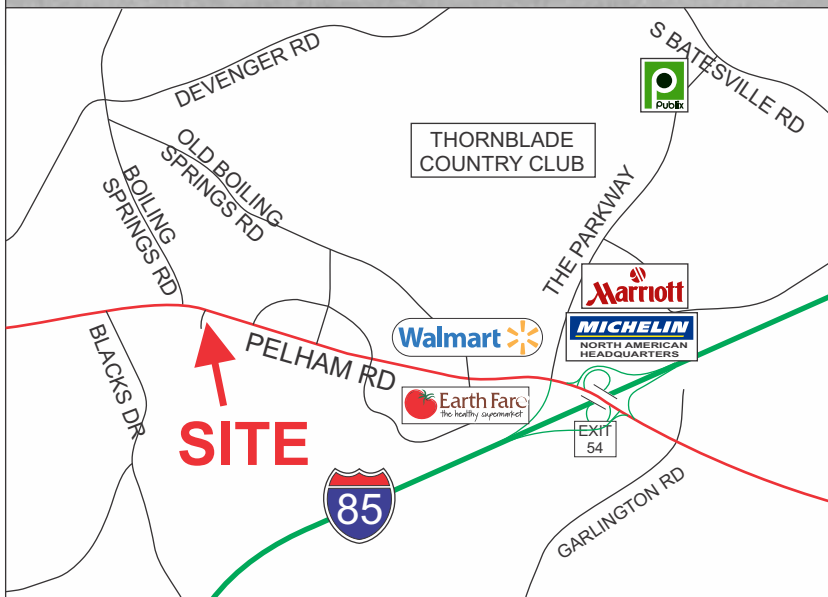
SINGLE LOWER LEVEL TENANT:
LEASE THROUGH OCT, 2027

FOR MORE INFORMATION, INCLUDING
INCOME NUMBERS, PLEASE CONTACT
BOB ASHWORTH AT 864-706-3488
bashworth@langston-black.com

LANGSTON BLACK
REAL ESTATE, INC.

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

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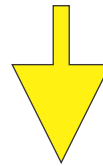


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- TWO ENTRANCES ON MAIN LEVEL
- ONE MAIN ENTRANCE ON LOWER LEVEL WITH ADDITIONAL ENTRANCE ON EACH SIDE





SUITE 9A



SUITE 9A



SUITE 9D



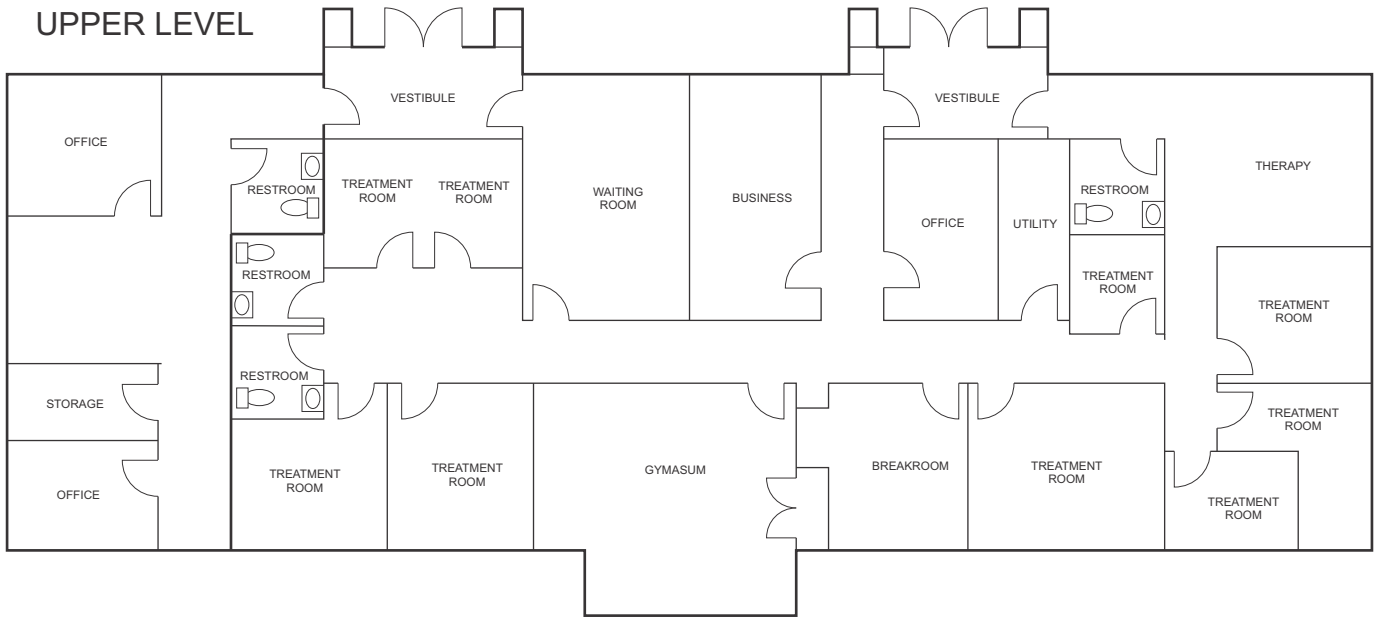
SUITE 9D



SUITE 9E



UPPER LEVEL



LOWER LEVEL

