

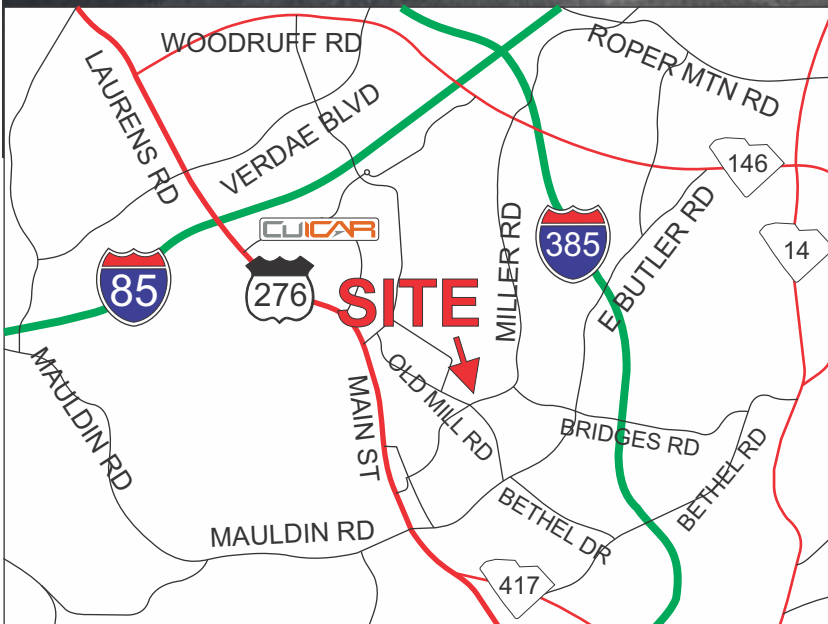
403 MILLER ROAD, GREENVILLE

10,456+- SF MULTI TENANT BUILDING

JUST OFF THE INTERSECTION OF MILLER RD & OLD MILL RD



PROPERTY OWNER
IS A LICENSED REAL
ESTATE AGENT



- 1.23+- ACRE PARCEL
- TAX MAP M009.02-01-005.07
- ZONED S1
- IN MAULDIN CITY LIMITS

\$1,850,000

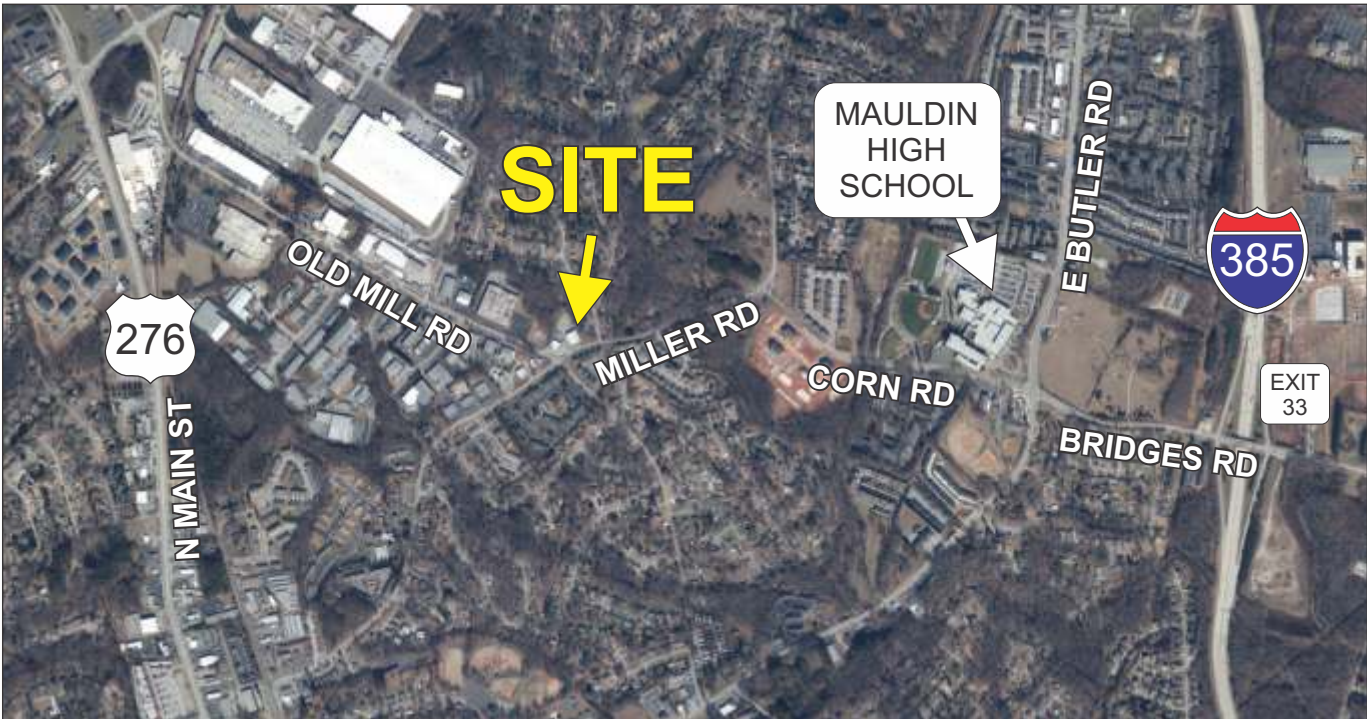
FOR MORE INFORMATION, INCLUDING
INCOME NUMBERS, PLEASE CONTACT
CHUCK LANGSTON AT 864-230-4302
clangston@langston-black.com

LANGSTON BLACK
REAL ESTATE, INC.

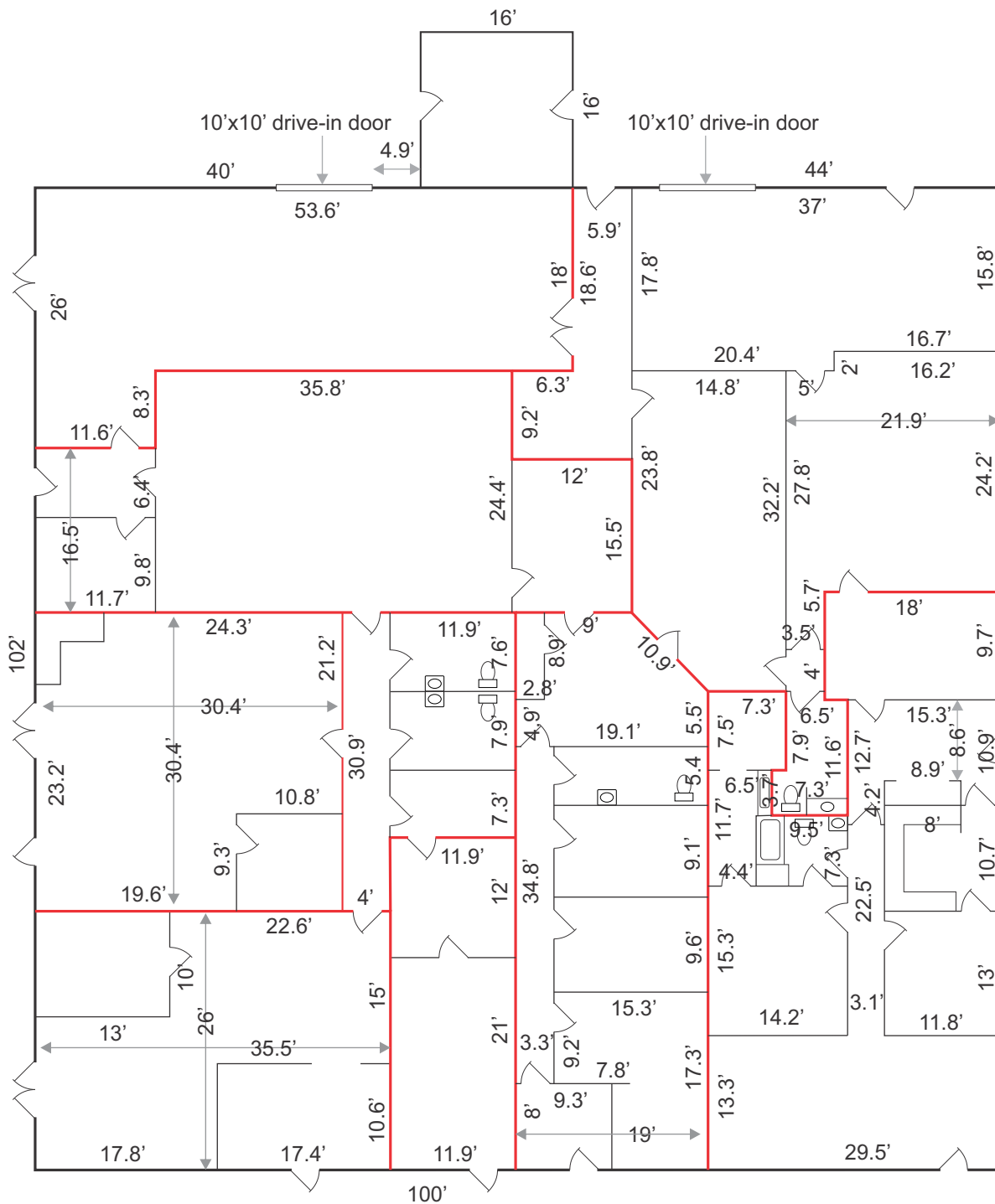
P.O. BOX 2167
GREER, S.C. 29652
BUS: 864-848-9070

704

www.langston-black.com



100x102=10,200+256=10,456+- sf

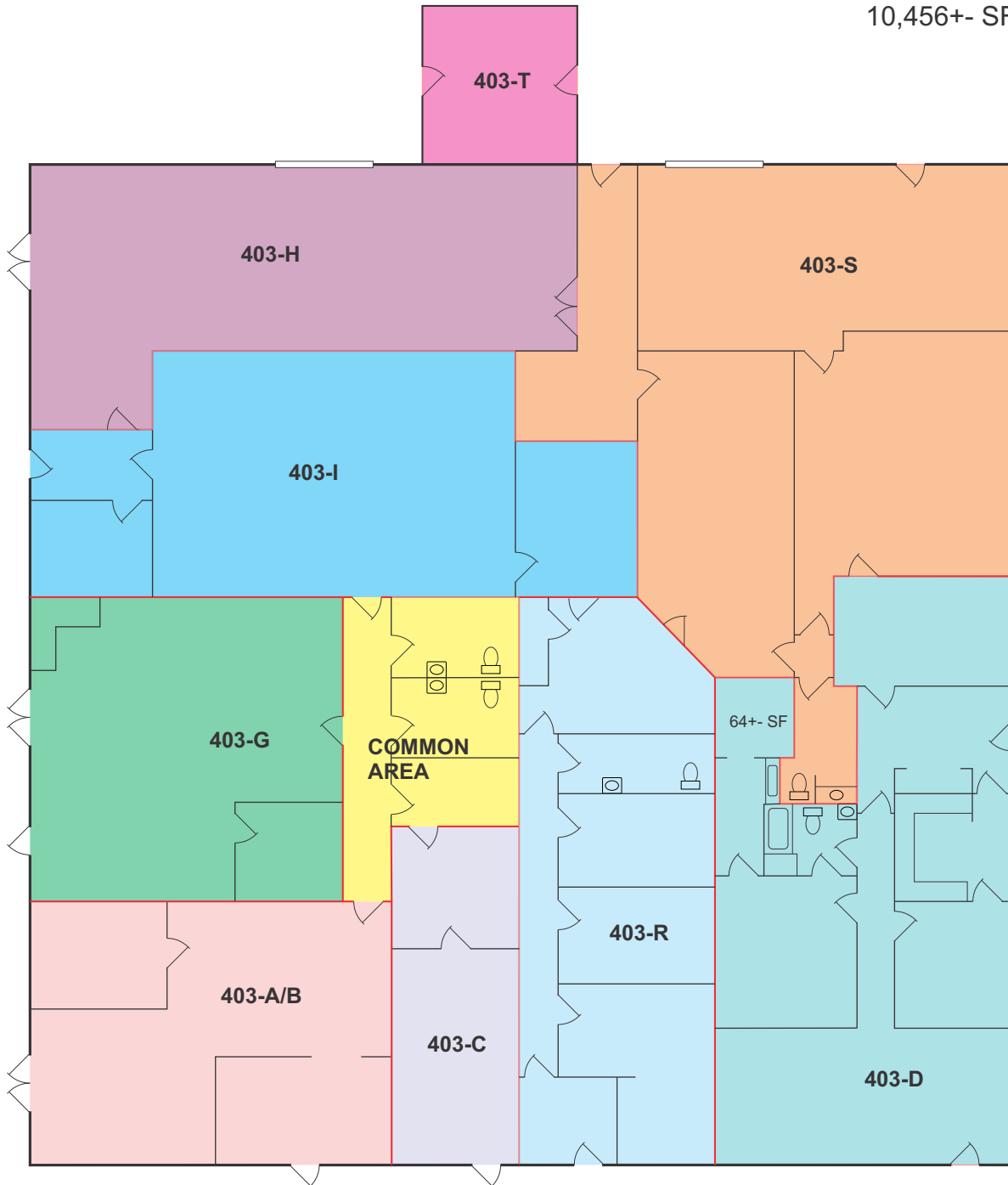


BUILDING TENANTS:

A/B	SLAUGHTERHOUSE SALON	995+- SF
C	STAN'S TROPICAL FISH	440+- SF
D/R	BLACK SWAN TATTOO STUDIOS	2715+- SF
G	VE'NUCHI'S GROOMING STUDIO	990+- SF
I	CANDEEZE	1,380+- SF
H/S/T	WILSON'S MOBILE CAR WASH	3,471+- SF
CA	COMMON AREA	465+- SF
TOTAL BUILDING		10,456+- SF

SUITE BREAKDOWN:

A/B	995+- SF
C	440+- SF
D	1,590+- SF
G	990+- SF
H	1,170+- SF
I	1,380+- SF
R	1,125+- SF
S	2,045+- SF
T	256+- SF
CA	465+- SF
10,456+- SF	







A



D

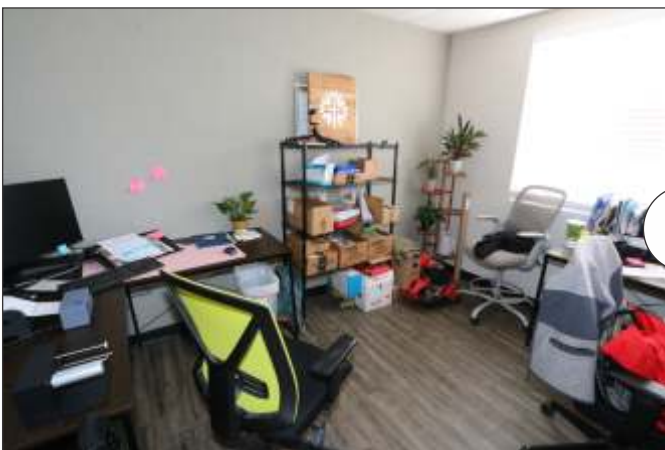




R



G



I



H



S



S

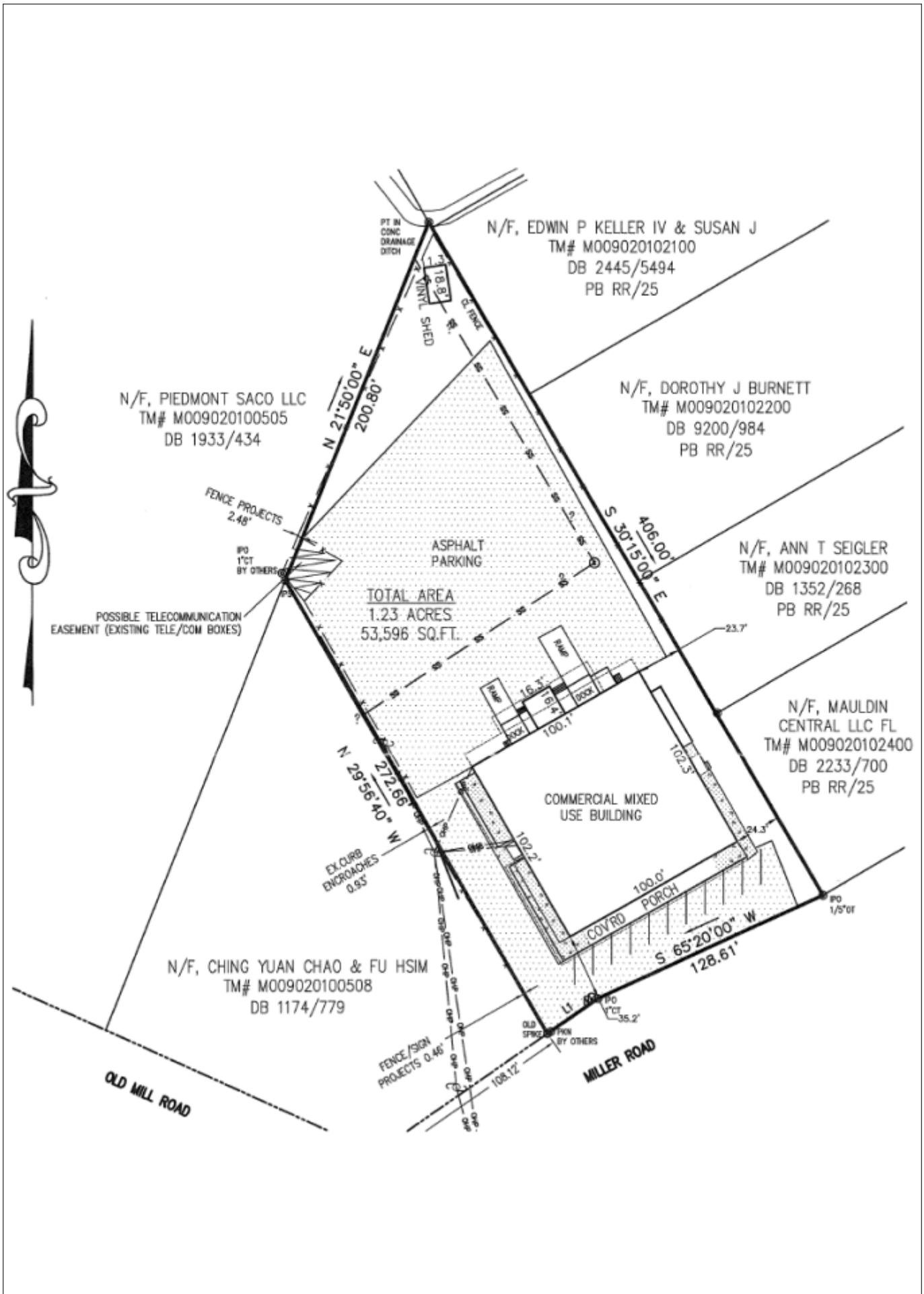


CA



CA





N/F, EDWIN P KELLER IV & SUSAN J
 TM# M009020102100
 DB 2445/5494
 PB RR/25

N/F, PIEDMONT SACO LLC
 TM# M009020100505
 DB 1933/434

N/F, DOROTHY J BURNETT
 TM# M009020102200
 DB 9200/984
 PB RR/25

N/F, ANN T SEIGLER
 TM# M009020102300
 DB 1352/268
 PB RR/25

N/F, MAULDIN
 CENTRAL LLC FL
 TM# M009020102400
 DB 2233/700
 PB RR/25

N/F, CHING YUAN CHAO & FU HSIM
 TM# M009020100508
 DB 1174/779

TOTAL AREA
 1.23 ACRES
 53,596 SQ.FT.

ASPHALT
 PARKING

COMMERCIAL MIXED
 USE BUILDING

COV RD
 PORCH

POSSIBLE TELECOMMUNICATION
 EASEMENT (EXISTING TELE/COM BOXES)

FENCE PROJECTS
 2.48'

EX. CURB
 ENCROACHES
 0.93'

FENCE/SIGN
 PROJECTS 0.46'

OLD MILL ROAD

MILLER ROAD

