

17270 SOUTH HWY 11, FAIR PLAY

6.95+- ACRES, OFFICE BLDG & 4,300+- SF SHOP BLDG

Business available separately
for \$750,000 with a potential
lease option for the facility

ON SCENIC CHEROKEE
FOOTHILL HWY (HWY 11)

2.4+- MILES FROM I-85 (EXIT 1)

- ELEGANTLY LANDSCAPED GROUNDS
- FENCED LAY-DOWN YARD
- CONCRETE LANDSCAPE BINS

\$2,700,000

FOR MORE INFORMATION, INCLUDING
COMPANY FINANCIALS, PLEASE CONTACT
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208

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High-visibility 6.95 ± acre commercial property on the scenic Cherokee Foothills Highway 11, less than a mile from Lake Hartwell and about 2.5 ± miles from I-85, with an SCDOT reported traffic count of approximately 5,300 vehicles per day. The site features a professional office/retail showroom, a 4,300 ± sq ft warehouse/flex building (2,400 ± sq ft enclosed) with two drive-in roll-up doors, a half-acre fenced lay-down yard, and a one-acre material stockyard with concrete landscape bins. An internal access road leads to a gated rear service entrance on the adjoining street, screened by mature vegetation for privacy and logistical efficiency. The grounds are elegantly landscaped with a brick-hardscape driveway, two flagstone patios, an open fire pit, a chimney, a water feature, and a curated plant selection with full irrigation and landscape-lighting systems. This property is ideal for a wide range of commercial uses and is currently home to a successful, well-established landscape design/build business serving Lake Hartwell and the surrounding communities for nearly 20 years. The operating business is available with the real estate or separately, with a potential lease-back option. List price includes all. TM# 335-00-02-005 and "Portion of" 335-00-01-005. Survey in hand, combining TM#s, to be recorded at time of purchase. (Buyer to verify measurements and allowable uses with local planning/zoning.) Shown by Appointment Only.









