

Large commercial corner- 1.35 acres at a major corner in Rock Hill, SC.
Presently used as carwash but the site offers size & zoning for many uses.



REID Real Estate
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W. Reid Smith
cell: 803-417-7516
reid@reidrealestate.net

REID Real Estate
1779 Bechtler Rd.
Edgemoor, SC 29712

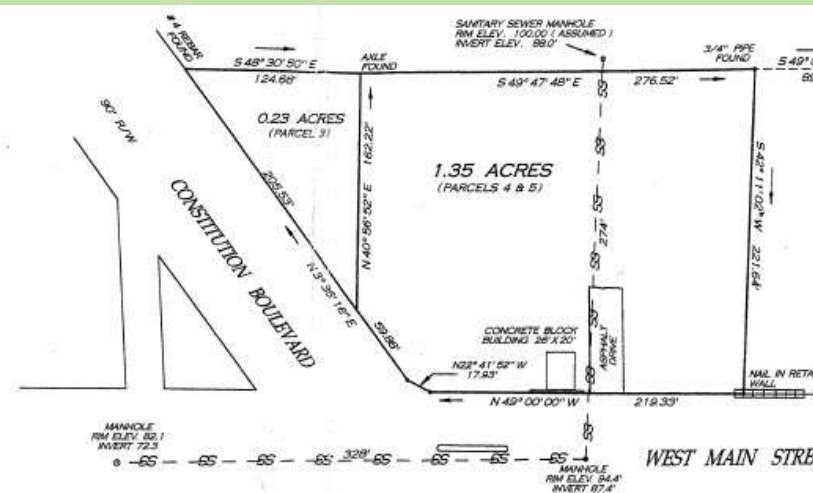
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Located on the corner of West Main St. and Constitution Blvd with an operating carwash that is in excellent condition and will go with the property depending on the price and buyer's planned use. Property is zoned General Commercial, and the property is located within the Rock Hill Opportunity zone. Close to the ever growing Winthrop University and new businesses and housing in the downtown and textile corridor areas. No for sale sign is on this property at this time. Property is offered as no disclosed Price.

All information is deemed to be accurate but not guaranteed or warranted by REID Real Estate
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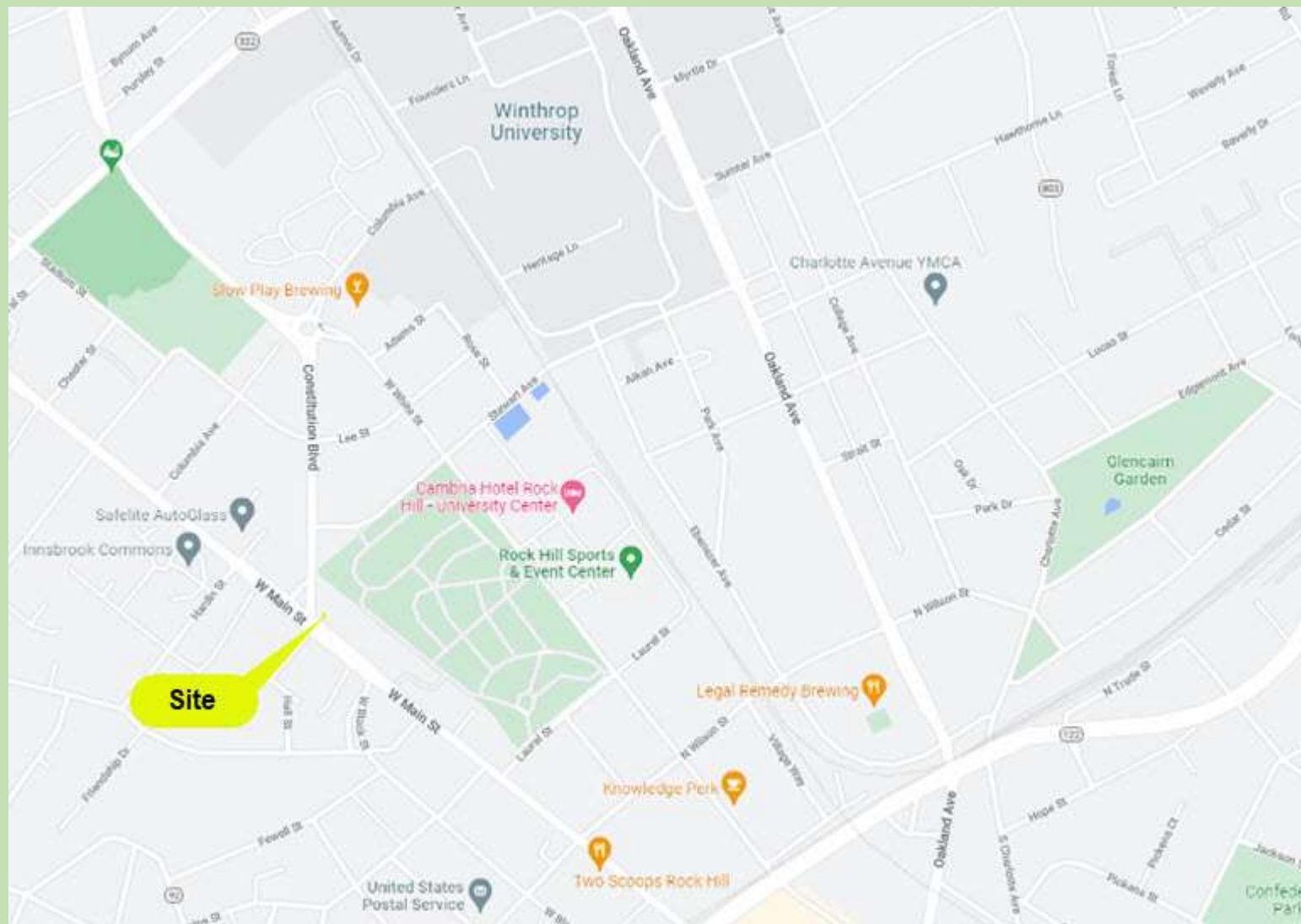
Great visibility from both streets. Carwash has six hand wand bays and one drive through bay that went in new in 2020. Five vacuum islands with two vacuums on each island, all in good working order.



This map shows just how close this site is to what is new and presently being built in the downtown and Winthrop University areas.

Being in the Opportunity zone makes this site even more attractive for 1031 exchanges. Save the capital gains taxes and have income from the carwash till the site is ready for a new use.

Learn all about Opportunity zones by visiting the site below:
<https://scopportunityzone.com>



Rock Hill is and has been experiencing a rapid growth in population and many new housing units have been built in the downtown district as well as many new units near Winthrop University. In addition to the housing many new businesses have been built or located in the same areas. West Main and Constitution are both major 4-lane highways that provide quick access to the Piedmont Medical Center and all the offices and retail shopping in that area. West Main runs all the way from downtown Rock Hill going west to the town of York.

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