

**Two Acre Commercial Corner with Office Bld.
just off I-77 at exit # 73 near Rock Hill, SC
Big Price Cut – now offered at \$295,000**



REID Real Estate
“the right way”



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

REID Real Estate
1779 Bechtler Rd.
Edgemoor, SC 29712

www.reidrealestate.net

Located less than 500 yards from I-77 and zoned BD-III in York County. Most recently used as a car lot but has also been a grill / diner in the past. Just over 2 acres total, 1.84 net from road right-a-ways.

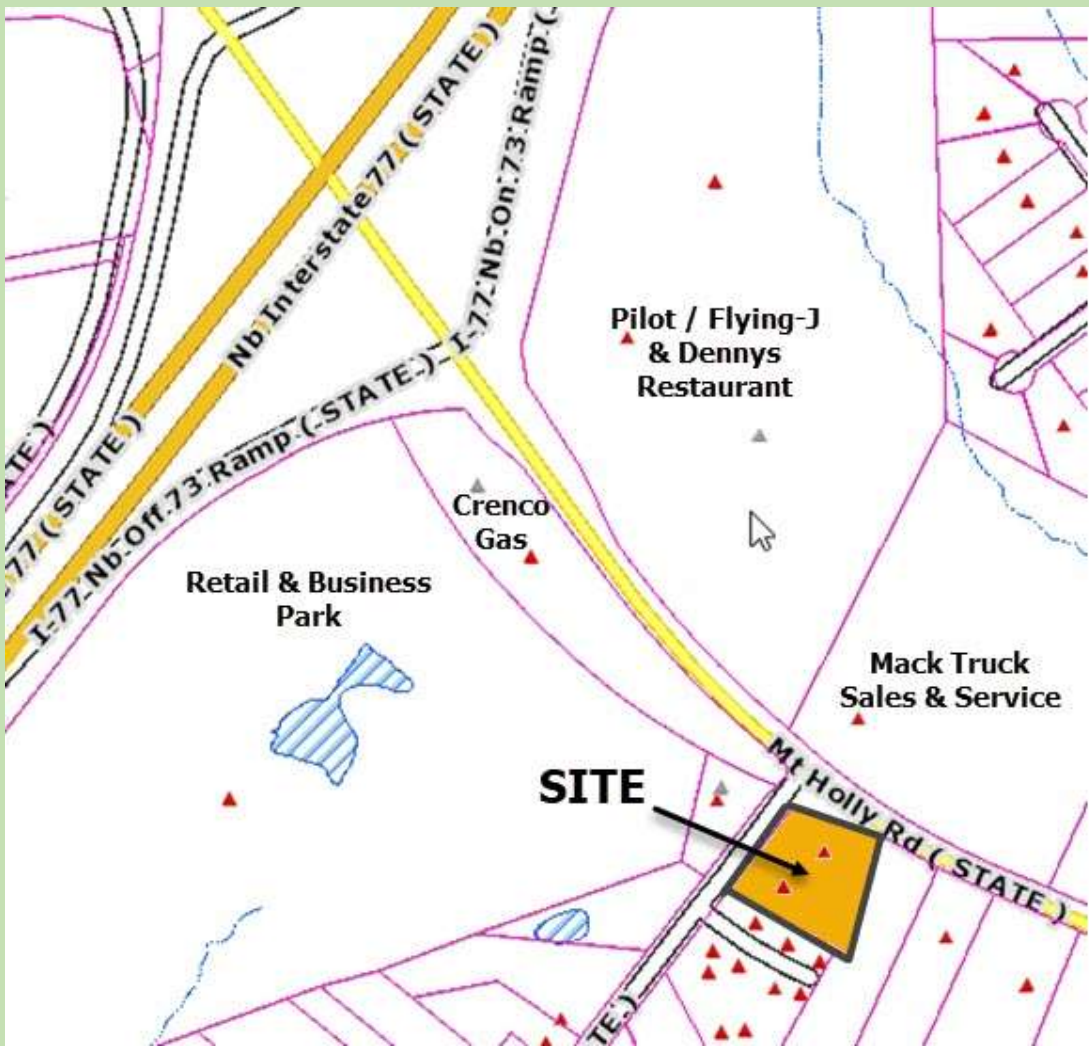
252' of road frontage on Mt. Holly Rd. (Hwy. 901) and 264' of frontage on Reid Rd.

Present drive off Mt. Holly Rd & second drive off Reid Rd., Easy drive through with two drives.

Site has a commercial well and filtering system that requires regular testing. Call for details.

City water and sewer lines are on the east side of I-77 approximately 1,250' from this corner.

Many types of sales & service type businesses can go on the property with the present zoning, commercial well & septic system. Ample land space for more buildings & or display areas.



Building was built in 2002 and has approximately 850 Sq. ft of heated space, with one unisex restroom. High speed internet service as well and phone and Cable TV available through Comporium. Vent hood still in place but no other restaurant equipment in place but the heavy power lines & gas lines for commercial grills & fryers are still in place. Walk in Cooler also still in place. Building and all equipment to be sold as is.

More photos of building and information upon request. Call Reid Smith 803-417-7516.

This corner is well suited for many different types of sales & service businesses. Obvious easy access to I-77 and the booming Piedmont region of the Carolinas. SC DOT 2017 Traffic Count on Mount Holly Rd., was 4,700 cars per day. SC DOT 2017 Count on I-77 at exit was between 51,300 and 53,400 cars per day.