

2320 Cosgrove Ave & 2308 Bailey Dr

North Charleston
South Carolina, 29405

Up to ±5,763 SF in 2 Buildings Available

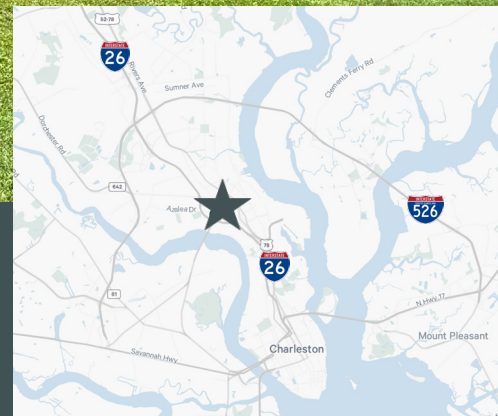
Immediate access to I-26 and minutes to Downtown and West Ashley



Contact Us

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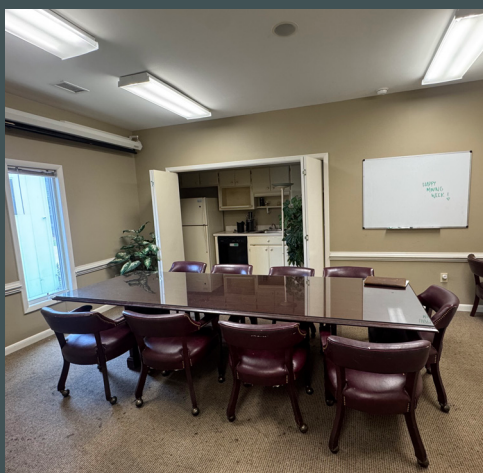
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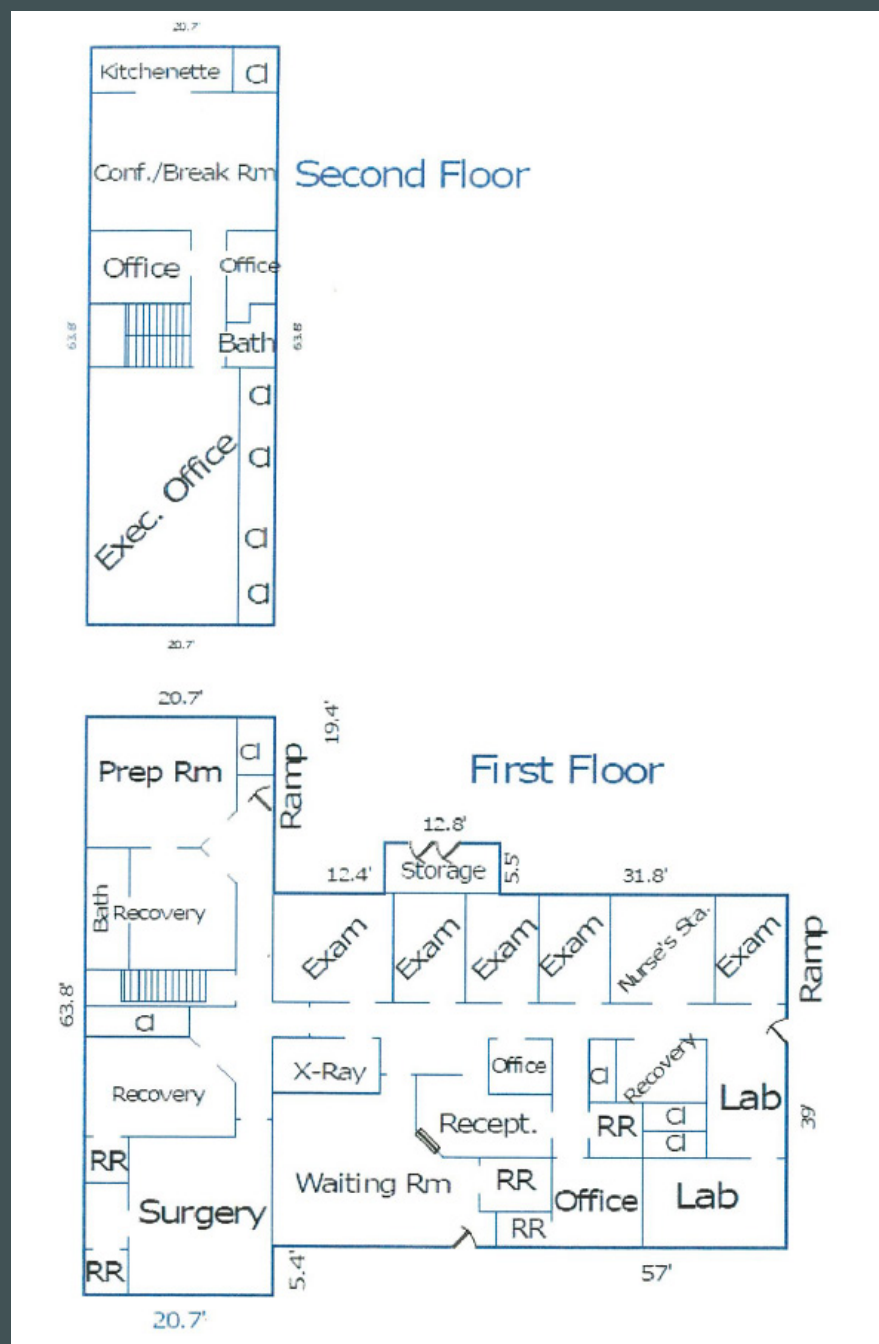
2320 Cosgrove Ave and 2308 Bailey Dr
North Charleston, SC 29405

For Sale or Lease

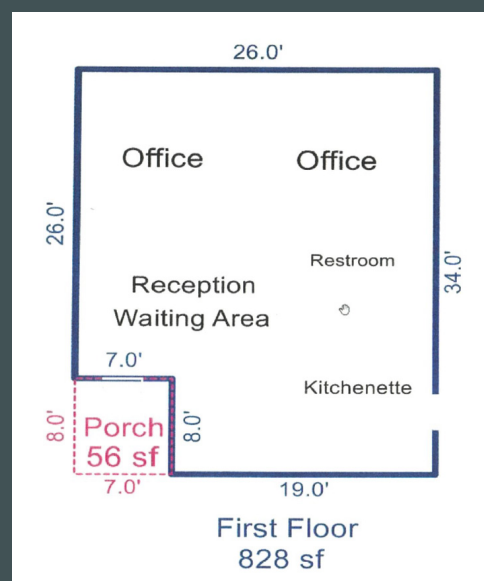
Interior Photos



Floor Plans



2320 Cosgrove Ave



2308 Bailey Dr

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Property Highlights

Two buildings for sale in North Charleston with excellent access to I-26, West Ashley, North Charleston and Downtown Charleston.

- + The property is located in an opportunity zone
- + Previous use was a dental surgery office with additional plumbing and medical upfit/ hookups throughout
- + Multiple shopping and dining locations nearby
- + 2320 Cosgrove Ave is a 4,935 SF Office Building on 0.305 Acres with 189.15 feet of frontage on Cosgrove Ave
 - Zoning: B2 GB in N Charleston
 - Built 1985 (2nd story addition 1997)
 - Three HVAC units
 - 16 on-site parking spaces
 - Taxes: \$15,999.78; User Fee: \$520.00; Storm Water Fee: \$118.71 (2024)
- + 2308 Bailey Drive is an 828 SF Building on 0.145 Acres with 148 Feet of frontage on Bailey Dr
 - Zoning: B1 Limited Business District in N Charleston
 - Current use: storage and parking
 - Taxes: \$966.45 (2024)
- + 2320 Cosgrove Ave may be leased at \$24.00/SF plus 3% increases annually; NNN costs are an additional \$2,658.67 per month to include real estate taxes, property insurance, landscaping, HVAC maintenance, and the annual plumbing inspection



2320 Cosgrove Ave (Parcel# 469-09-00-150)



2308 Bailey Dr (Parcel# 469-09-00-137)

\$24.00

Lease Rate

\$1,590,000

Sale Price

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