

3169

W Montague Ave

N. CHARLESTON, SC

CBRE

SIZE
± 4,000 SF

ACRES
0.59

ASKING
\$1.9M



±4,000 SF STAND-ALONE BUILDING
FOR SALE

PROPERTY HIGHLIGHTS

3169 W Montague Avenue presents a rare opportunity to acquire a well-positioned building in the heart of North Charleston. The property offers approximately 4,000 SF of flexible space with a open floor plan suitable for professional office, medical, healthcare, creative office, retail, or service-oriented users.

Its strategic location provides convenient access to I-526, I-26, Tanger Outlets, Charleston International Airport, and the rapidly growing Park Circle district. The property also benefits from proximity to the future Roper Hospital campus, which is expected to strengthen the area's healthcare and employment base.



±4,000 SF

FUNCTIONAL
BUILDING WITH
EFFICIENT LAYOUT



\$1.9 MILLION

ACQUISITION
OPPORTUNITY IN A
GROWING MARKET



NORTH CHARLESTON

HIGH-DEMAND LOCATION NEAR
AIRPORT, MAJOR HIGHWAYS,
AND NEW MEDICAL CAMPUS

Prime North Charleston office opportunity featuring approximately 4,000 SF, flexible configurations, excellent accessibility, and strong owner-user or investment potential.





- Approx. 4,000 SF freestanding commercial building
- Open showroom and flex space layout
- Kitchenette and break area
- 2 ADA compliant restrooms
- Dedicated storage room and service closet
- Flexible configuration for a variety of commercial uses
- Excellent visibility along W. Montague Avenue
- Lit intersection providing enhanced exposure and accessibility
- Convenient access to I-526 and Charleston International Airport
- Owner-user or investment opportunity



LOCATION ADVANTAGES

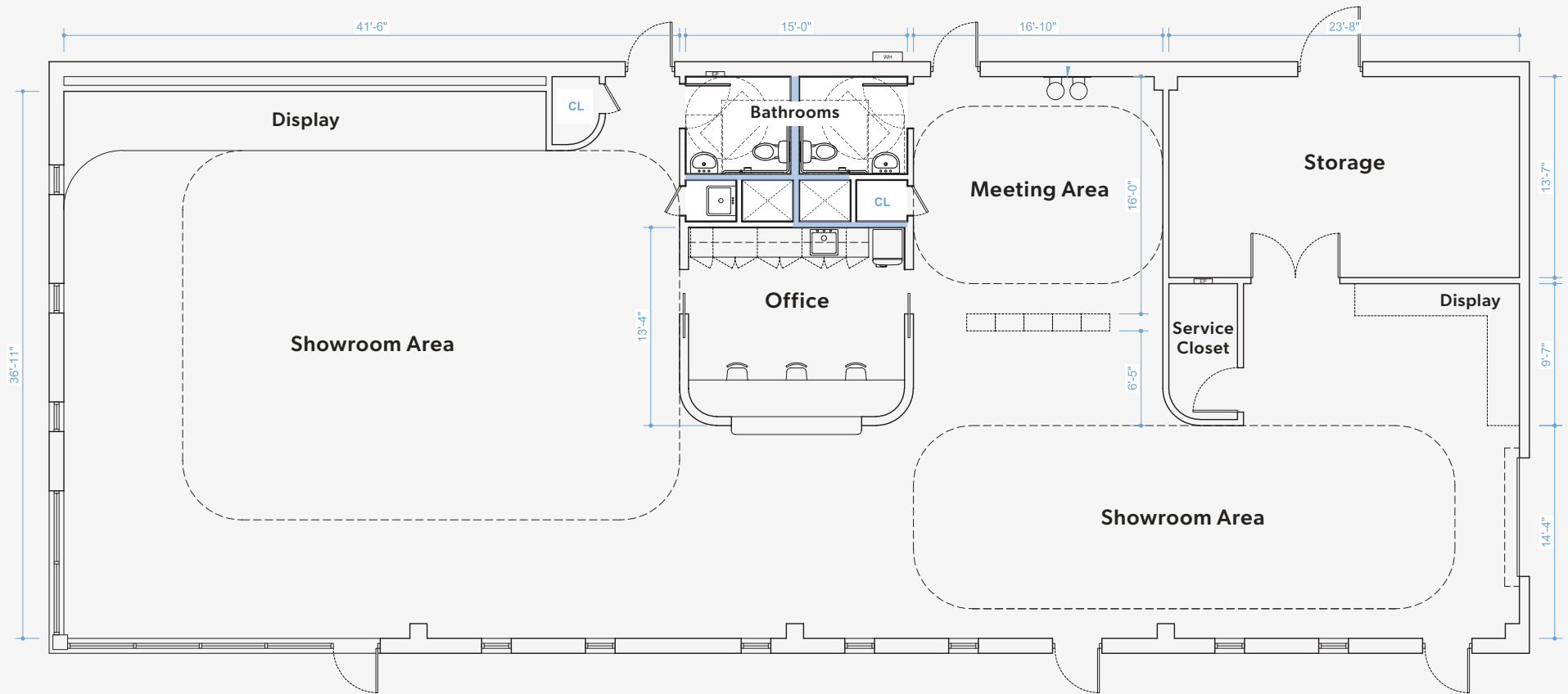
- Minutes from Charleston International Airport
- Immediate access to I-526 and I-26
- Less than 10 minutes from Park Circle
- Convenient access to Downtown Charleston
- Near Boeing, Bosch & Joint Base Charleston
- Surrounded by established retail, dining, and commercial services

DESTINATION	DRIVE TIME
Charleston International Airport	~ 5 Minutes
Park Circle	~ 5 Minutes
I-526	~ 3 Minutes
I-26	~ 5 Minutes
Joint Base Charleston	~ 8 Minutes
Tanger Outlets	~ 5 Minutes
Downtown Charleston	~ 15 Minutes
Mount Pleasant	~ 20 Minutes

*Exceptional accessibility in the center
of the Charleston metro area.*



EXISTING FLOOR PLAN



±4,000 SF BUILDING
FOR SALE

3169

W Montague Ave

N. CHARLESTON, SC

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CBRE

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