

FOR SALE



**112 RUTLEDGE AVENUE
CHARLESTON, SC 29401
CHARLESTON MULTI-FAMILY INVESTMENT**



SALES PRICE:
\$2,895,000.00



SPACE:
6,873 SF



ACREAGE:
0.04 AC



PARCEL ID:
457-03-02-120



4 Units

Built with Integrity. Invested in Community.

PALMETTOCOMMERCIALPROPERTIES.COM

RICHARD MORSE, CCIM
(843) 860-5311
richard.morse@pcpsc.com

JENNA PHILIPP, CCIM
(843) 259-8724
jenna.philipp@pcpsc.com

PROPERTY OVERVIEW



**112 RUTLEDGE AVENUE
CHARLESTON, SC 29401**

CHARLESTON MULTI-FAMILY INVESTMENT



OVERVIEW

112 Rutledge Avenue is a beautifully renovated mixed-use investment opportunity located in the heart of Charleston's historic Harleston Village — one of the city's most desirable and walkable neighborhoods.

Originally built in 1925 and thoughtfully renovated in 2019, the property blends classic Charleston character with modern updates, improved building systems, and flexible income-producing space.

The ground-floor medical office is secured by a long-term lease through December 2029, providing stable and reliable cash flow. Above, the second and third floors feature three residential units totaling nine bedrooms and four bathrooms, including one recently renovated unit that is currently available.

The property also includes ten dedicated parking spaces — a rare downtown amenity — allocated to both the medical tenant and residential units.

TMS #: 457-03-02-120, 457-03-02-162, 457-03-02-163, 457-03-02-165, 457-03-02-165.

HIGHLIGHTS

1

Mixed-Use Investment

Medical office space plus three residential units in a highly desirable Charleston neighborhood.

2

Long-Term Medical Lease

Ground-floor medical space leased through December 2029, providing reliable cash flow.

3

10 Dedicated Parking Spaces

Rare downtown parking with spaces allocated to both medical and residential tenants.

4

Prime Harleston Village Location

Near CofC, Roper hospital, MUSC, shopping, restaurants, and downtown Charleston attractions.

5

Strong Investment Potential

Stable in-place income, future upside, and one available renovated residential unit.

INTERIOR FEATURES



**112 RUTLEDGE AVENUE
CHARLESTON, SC 29401**



UPDATED KITCHEN

Modern finishes and ample storage for everyday convenience.



HISTORIC LIVING SPACE

Timeless charm with original details and generous proportions.



BRIGHT BEDROOM

Inviting space filled with natural light and classic character.

INTERIOR HIGHLIGHTS



UPDATED FINISHES



HARDWOOD FLOORS



HIGH CEILINGS



NATURAL LIGHT

LOCATION & INVESTMENT HIGHLIGHTS



**112 RUTLEDGE AVENUE
CHARLESTON, SC 29401**



WHY THIS PROPERTY



HISTORIC CHARLESTON CHARACTER

Beautifully renovated property in Cannonborough Elliotborough, downtown Charleston.



DOWNTOWN LOCATION

Steps to MUSC, Roper hospital, King Street, restaurants, shops, and Charleston's business district.



4-UNIT CONFIGURATION

Well-designed mix of units ideal for long-term tenants and owner user potential.



INCOME POTENTIAL

With onsite parking in downtown Charleston, this property offers a major convenience that strengthens its leasing appeal and helps drive strong rental demand.



Built with Integrity. Invested in Community.

PALMETTOCOMMERCIALPROPERTIES.COM

RICHARD MORSE, CCIM
(843) 860-5311
richard.morse@pcpsc.com

JENNA PHILIPP, CCIM
(843) 259-8724
jenna.philipp@pcpsc.com