



Colliers



±1,400-SF Freestanding Office Building in Downtown Charleston

OFFICE BUILDING | FOR SALE

ASKING PRICE: \$850,000



Dillon Claffey

Associate
+1 843 709 2535
dillon.claffey@colliers.com



Jon-Michael Brock, CCIM, SIOR

Executive Vice President
+1 843 978 3704
jonmichael.brock@colliers.com



Alex Whittemore

Vice President
+1 803 917 9560
alex.whittemore@colliers.com

Property Overview

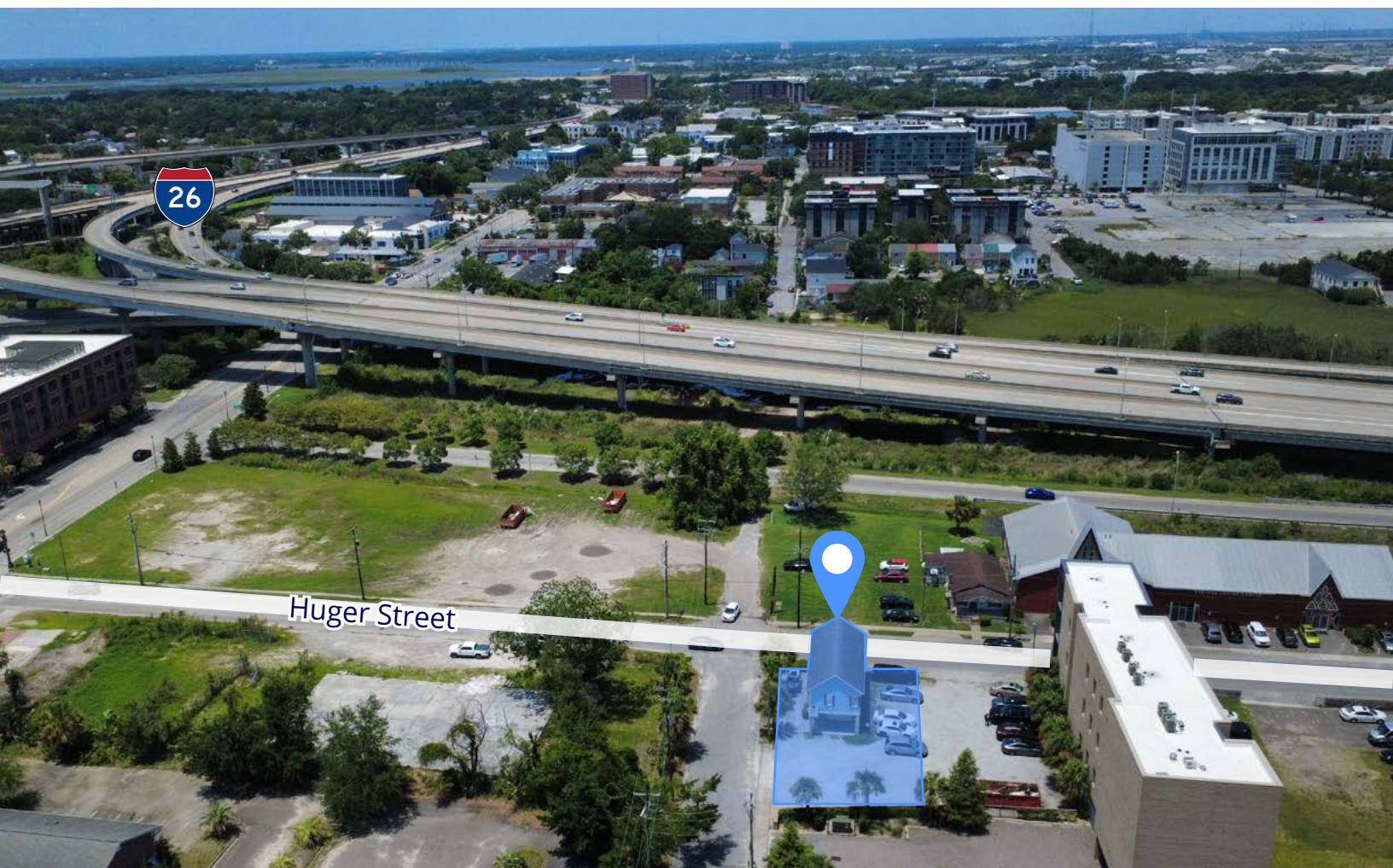
Property Description

235 Huger Street offers a $\pm 1,400$ SF commercial building in downtown Charleston, featuring ± 800 SF of office space on the second floor and ± 600 SF of climate-controlled storage/workspace on the first floor.

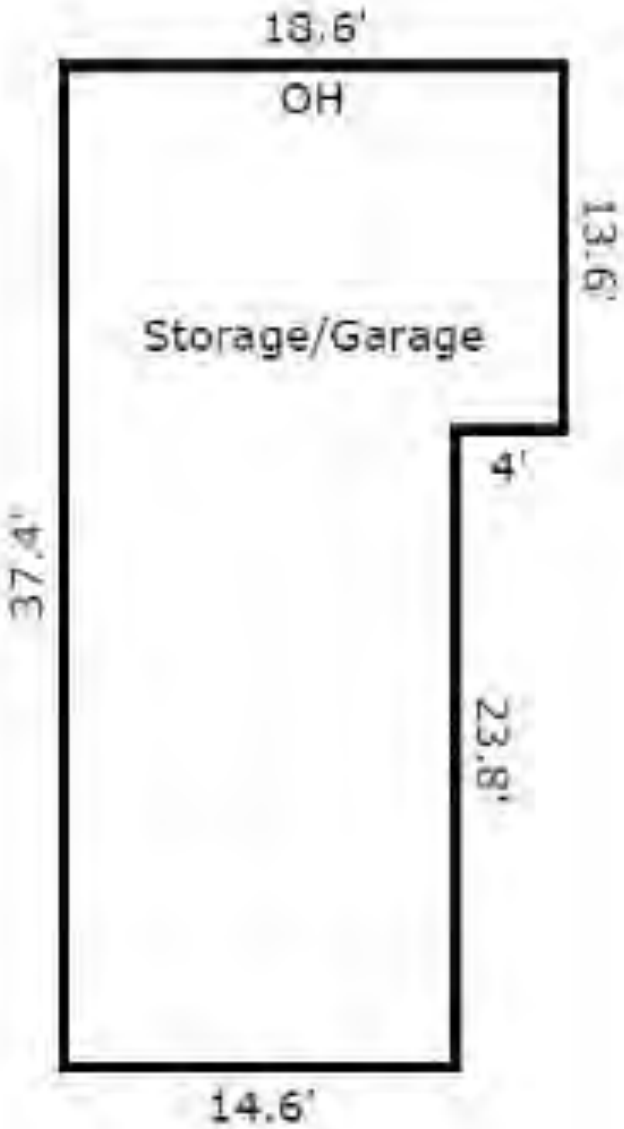
Zoned UP (Upper Peninsula), the property is conveniently located between Morrison Drive and Meeting Street with quick access to US 17, I-26, and the area's restaurants, retail and business amenities. Huger Street is located within a designated Opportunity Zone.

Suite Features

- Sale Price: \$850,000
- Building Size: $\pm 1,400$ SF
 - ± 800 SF second-floor office space
 - ± 600 SF first-floor climate controlled storage/garage
- Land Size: 0.04 Acres
- TMS #: 459-01-03-054
- Parking: 2-3 spaces with street parking on Nassau
- Zoning: UP (upper Peninsula), City of Charleston
- Opportunity Zone: Yes
- Accessibility: Convenient access to US 17 and I-26
- Potential Uses: Office, retail and other permitted commercial uses (subject to city approval)



Floor Plan

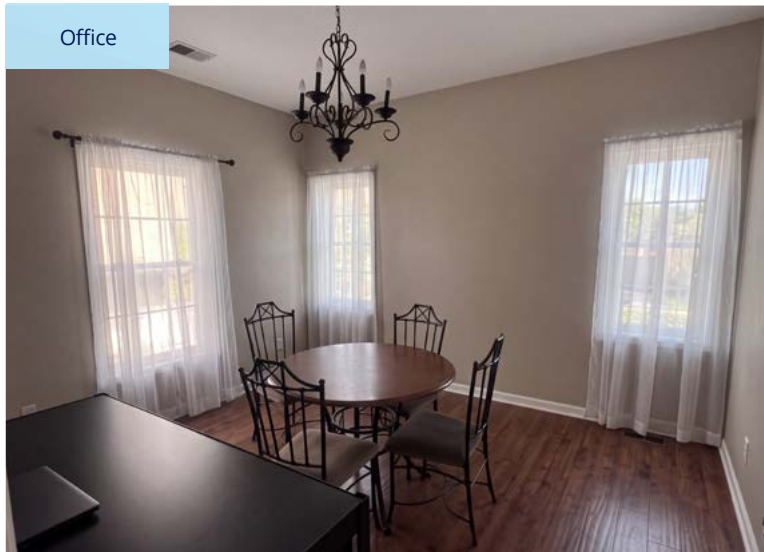


First Floor
[600.44 Sq ft]

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Property Images

Office



Open Office/Reception



Exterior



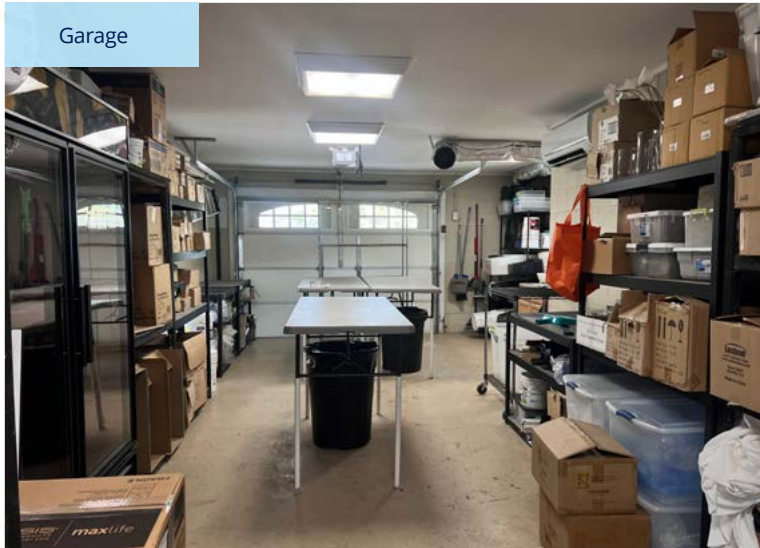
Location



Kitchen



Garage



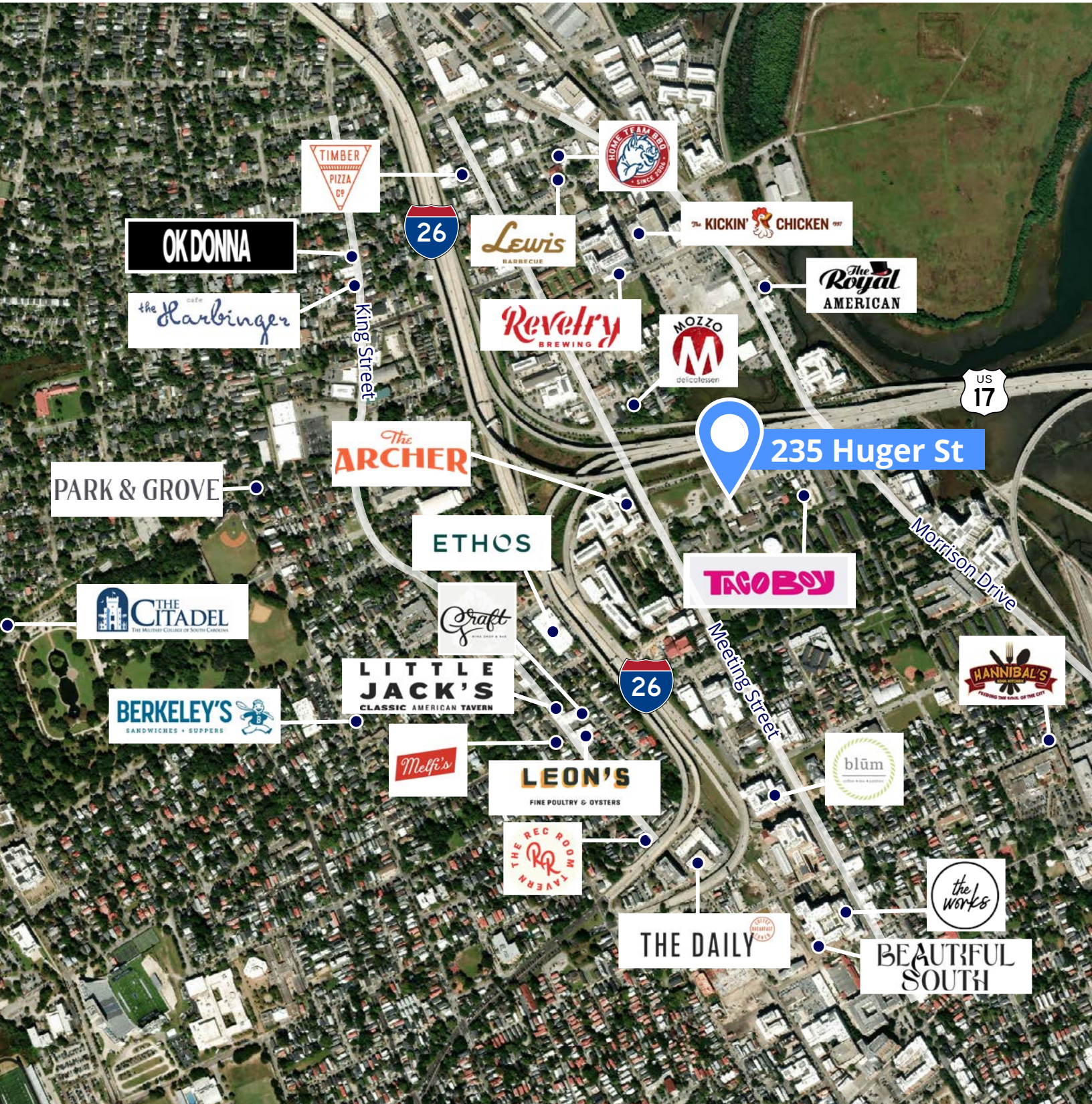
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Nearby Developments



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Contact

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Colliers | South Carolina
900 Morrison Dr, Ste 400
Charleston, SC 29403
+1 843 723 1202



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