INVESTMENT PROPERTY

119 N. MAIN ST.
GREENVILLE, SC  29601

RETAIL/OFFICE/RESIDENTIAL
+/- 9,800 SF

ASKING PRICE
$2,650,000

CONTACT

Pete Brett, CCIM
864.250.6815
pbrett@cbccaine.com
OFFERING SUMMARY

Sale Price: $2,650,000
Lot Size: +/-0.09 Acres
Year Built: 1930, Renovated 2007/2008
Building Size: +/-9,800 Total SF
Retail: +/-2,581 SF
Residential: +/-4,169 SF
Zoning: C-4 City of Greenville
Market: Greenville/Spartanburg
Submarket: Greenville CBD Retail

PROPERTY OVERVIEW

One-of-a-kind opportunity to own a perfectly situated commercial building AND a beautiful condo in the heart of downtown Greenville. The commercial building is currently an income producing property for the Seller and is tenant occupied. Currently, the water, gas and power are all on one meter. Alarm system is leased and does not convey. The commercial space is +/-2,581 sq ft of improvements. 4 parking spaces are included (2 parking spaces for the residential and 2 parking spaces for the commercial).

The residential is +/-4,169 sq ft heated and cooled and isn’t your average design and style for a condo- it’s unique and special and has so much character and story to tell! This open floor plan, 2nd floor condo was renovated in 2007/2008 - two bedrooms on the main level and one bedroom upstairs. Featuring an elevator that runs from the first floor to the second floor - there is added convenience, connecting you to the attached parking garage that is specific to your property. With these artistic touches, you are sure to appreciate the architecture and style. Beautiful kitchen with newly refinished countertops and high end appliances. Master bedroom with loads of light from the atrium ceiling. With this rooftop deck, you can overlook all the beauty of Main Street, enjoy the views of Paris Mountain or walk to Falls Park in just a few steps.

Commercial space Tax ID is 0001000100901. The tax ID’s for the two parking spaces for the commercial are 0001000100206 and 0001000100207. The Tax ID for the residential space is 00010001000902 and 0001000100900 for common space. The Tax ID for the two parking space for the residential are 0001000100208 and 0001000100209.
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Parking Garage Entrance

Parking Garage

Parking Garage Entrance

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Kitchen

Kitchen

Bedroom

Bathroom

CBCCAINE.COM
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### POPULATION

<table>
<thead>
<tr>
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<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
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<tbody>
<tr>
<td>Total population</td>
<td>8,383</td>
<td>70,506</td>
<td>149,519</td>
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<tr>
<td>Median age</td>
<td>41.3</td>
<td>36.2</td>
<td>36.3</td>
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<tr>
<td>Median age (Male)</td>
<td>40.7</td>
<td>35.0</td>
<td>34.7</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>41.4</td>
<td>37.4</td>
<td>37.8</td>
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### HOUSEHOLDS & INCOME

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<tr>
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<th>1 MILE</th>
<th>3 MILES</th>
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<tbody>
<tr>
<td>Total households</td>
<td>3,969</td>
<td>29,475</td>
<td>62,329</td>
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<tr>
<td># of persons per HH</td>
<td>2.1</td>
<td>2.4</td>
<td>2.4</td>
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<tr>
<td>Average HH income</td>
<td>$62,149</td>
<td>$55,337</td>
<td>$54,226</td>
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<tr>
<td>Average house value</td>
<td>$222,497</td>
<td>$188,220</td>
<td>$203,221</td>
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*Demographic data derived from 2010 US Census*