



**112 South Main Street
Greer, SC 29651**



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Commercial Real Estate Brokerage & Management

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Property Description

Property Highlights

Address: 112 South Main Street
Greer, SC 29651
Greenville County

Building: One two-story building with basement level totaling 65,803 sf
1st & 2nd Floors: 47,051 sf
Lower Level: 18,752 sf

Land: Primary Site: 3.75 acres
Parcel A: 1.95 acres (adjacent to primary site)
Parcel B: 1.71 acres (across street from primary)
Parcel C: 1.00 acre (land lease to city of Greer)
See site plan for parcel locations

Parking Lot: Approximately 152 spaces
Two asphalt paved lots with concrete curbs & sidewalks.

Zoning: C-1; Central Business District (City of Greer)

Roof: Metal Truss roof with combination of roofing, tar and gravel.
Majority of roof has been replaced within the past 10-years.

Exterior Finish: Brick exterior over concrete block with fixed glass windows.

HVAC Systems: Gas-fired boiler with back-up oil boiler system.
Chiller unit with multiple air handlers.

Fire & Life Safety: Portions of the building are sprinklered.

Accessibility: One (1) passenger elevator and three (3) stairwells.

Landscaping: Large landscaped beds, extensive green space & mature trees
Site includes outdoor concrete patio with concrete furniture.

Location: Located within the city of Greer Central Business District.
Property is accessible via both S Main St and S Miller St.
Good highway access: 0.5 miles to Route 29



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Property Description

Property Highlights, cont'd

- Signage: Large monument signage
Exterior building signage options
- Building Conditions: Structure originally built in 1950 with a major two-story addition and renovation occurring in 1983.
Current conditions:
- Class B general office space.
 - Lower Level has been partially renovated for office use as well as general file storage.
 - Majority of the building is open office with limited hard wall offices and restroom areas.
 - Ceilings are generally 2' x 2' dropped acoustical tile with 2' x 4' recessed fluorescent lighting and some recessed spotlights.
 - Main lobby, restroom and kitchen areas have ceramic tile floors and have been updated in recent years.
- Ownership: Ownership has passed through related insurance companies since the building was constructed.
- Additional Amenities:
- Located in Greer's historic downtown area.
 - On-site dumpster with concrete pad.
 - Large windows, lots of natural light throughout open plan.
- Capital Improvements:
- 2009: Drapery added to windows
- 2008: Doors Replaced
Installed card access system
- 2007: Replaced ceiling and carpeting in basement area
Converted mail room to conference room
Remodeled eight (8) restrooms
- 2006: Paving work in parking lots
- 2005: Replaced three (3) heat pumps and chiller motor



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Market Overview & Purchase Information

112 South Main Street is located in the town of Greer, Greenville County, in the state of South Carolina. The area adjacent to the subject property is commonly referred to as Greer Station and is a National Historic District consisting of a mix of office, retail and commercial properties.

The general real estate conditions for downtown Greer are positive as the area continues to experience growth and revitalization. Several buildings in this historic area have been purchased as owner-occupied or investment properties in the past two to three years. A Board of Trustees, grown from the Partnership for Tomorrow community initiative, was established in 1998 to provide guidance and resources for future development and to ensure the on-going success of the area. The four major components of the Board's Strategic Plan for Greer are Economic Development, Community Master Plan, Quality of Life and Communications. Additional information about this organization can be found at www.pftgreer.com.

The Greer, SC downtown area is located approximately 10 miles northeast of downtown Greenville, SC. The subject property is located on one of the main commercial corridors (South Main Street) within the Town of Greer. Highway accessibility is good as the property is located 0.5-miles from the Route 29 interchange, which is the main connector between Greer and downtown Greenville. I-85, the local interstate, is approximately 3.0 miles south of downtown Greer. Greer is serviced by the Greenville-Spartanburg International Airport, which is located just 5-miles from the subject property.

Greer is the 16th largest municipality in the state of South Carolina and is the third largest city in Greenville and Spartanburg Counties. The population for the City of Greer in 2008 was 54,730 and is projected to reach 61,117 residents by 2015.

Purchase Information

Purchase Price:	\$3,710,000.00
Tenancy:	100% owner occupied; vacating upon sale of building
Ownership:	Fee Simple
Financing:	Free and clear of debt
Real Estate Taxes:	\$43,949.22 per annum

Annual Operating Expenses - based on 2009

Category	Annual Expense
Miscellaneous	\$221,032.32
Utilities	\$50,261.42
Real Estate	\$53,596.16
Grand Total	\$324,889.90



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