204 Highway 28 Byp Anderson, SC 29624

GENERAL   List Agt 1: Nichole Desko Phone: 864-843-5919   List Agt 2: Darron Meares Phone: 864-947-2000   List Agt 2: Darron Meares Phone: 864-947-2000   List Agt 2: Darron Meares Phone: 864-947-2000   Loop Net ID: Auction: Yes Orig Price: \$440,0,000   TMS#: 125-09-01-007 TMS 2 #: IDX?: Yes   Sub Agt Comp 0% Buy Agt Comm: 3% TmsBk Com: 3%   Apx Yr Built: New Const: No Apx Comp Dt:   # Acres: 2.12 Lnd Frt Ft: Bidg Rnt /SF:   Of County Taxes: \$14,263.19 Cit y Taxes: Tax Year: 2018   Misp Inet: Own Financing: No RollBack: No Polne: 09/13/2019   VOW Ind: Yes VOW Addr:Yes VOW Comtr: Yes VOW AVM:Yes   Vow Finating: Not Applicable Level Docements on File   Land Included Block Not Applicable Level   Road Frontage Brick Vacant Survey/Plat   Current Business 11-15 Feet Appointment Center Appointment Center   None Interior Walls Concrete Block <th>Class: Type: Age: County:</th> <th>Spe Ove</th> <th>cial Pur er 25 Ye</th> <th></th> <th>MLS #: Area: Acre Rng: Inside City</th> <th>202212 107 1-5</th> <th>Records</th> <th>A</th> <th>Ask Pr: S Status: /</th> <th>p data © 2 \$40,00 Active 5000-9 For Sale</th> <th>00 999</th>	Class: Type: Age: County:	Spe Ove	cial Pur er 25 Ye		MLS #: Area: Acre Rng: Inside City	202212 107 1-5	Records	A	Ask Pr: S Status: /	p data © 2 \$40,00 Active 5000-9 For Sale	00 999
List Cmp 1: Meares Property Advisors Phone: 864-947-2000 List Agt 2: Darron Meares Property Advisors Phone: 864-947-2000 Meares Property Advisors Phone: 864-947-2000 Loop Net ID: Appt Phone: 864-947-2000 Cap Rate: Auction: Yes Orig Price: \$400,000 TMS#: 125-09-01-007 TMS 2 #: IDX?: Yes Sub Agt Com: 0% Buy Agt Comm: 3% TrusBk Com: 3% Apx Yr Built: New Const: No Apx Comp Dt: # Acres: 2.12 Lnd Frt Ft: Bldg Rnt/SF: # Offices: Gr AnnI Inc: Will Divide: No County Taxes: \$14,263.19 City Taxes: Tax Year: 2018 HSp Inet: Own Financing: No RollBack: Directions: From I-85, head southeast on US-178 E, slight right onto SC-28 Truck E/Hwy 28 Bypass, pro will be on the left. DOM: 11 CDOM: 11 Input Date: 09/13/2019 VOW Addr:Yes VOW Addr:Yes VOW Comt: Yes VOW AVM:Yes FEATURES Land Status Construction Special Features Land Desc Land Status Construction Special Features Land Desc Land Status Construction Special Features Usurey/Plat State Highway Ceiling Height Vacant Survey/Plat Current Business 11-15 Feet Rest Restaurant Floors No Carpet Applicable Level Showing Instructions Restaurant Floors No Cooling No Concrete Block Other - See Remarks Short Sale: No Entering Carpet Appointment Center Showing Instructions Bank Owned: No BROKERAGE INFORMATION List Agt 1: Nichole@mpa-sc.com Agt 1 License: 88712 Board Affili: WUAR 5919						GENER	AL				
DOM:11CDOM:11Input Date:09/13/2019VOW Incl:YesVOW Addr:YesVOW Cmnt: YesVOW AVM:YesLand StatusConstructionSpecial FeaturesLand DescLand IncludedBlockNot ApplicableLevelRoad FrontageBrickVacancyDocuments on FileState HighwayCeiling HeightVacantSurvey/PlatCurrent Business11-15 FeetShowing InstructionsRestaurantFloorsAppointment CenterOnsite ParkingCarpetLock Box100+TileLock BoxTrafficHeatingVacantLease IncludesNo CoolingNoneInterior Walls Concrete Block O ther - See RemarksBank Owned: No BROKERAGE INFORMATIONList Agt 1:Nichole@mpa-sc.comAgt 1 License: 88712 Phone:Ag1 Lic Exp Dt: 06/30/20 Board Affil:MathematicNichole@mpa-sc.comPhone:864-843- 5919Ag1 Lic Exp Dt: 06/30/20 Board Affil:	List Cmp List Agt List Cmp Loop Net Cap Rate TMS#: Sub Agt Apx Yr B # Acres: # Office: County T HiSp Inet	1: 2: 2: 1D: : : Com: uilt: s: caxes	Meares Darron Meares 125-0 0% 2.12 : \$14,20 From I	<u>s Property / Meares</u> <u>s Property /</u> <u>9-01-007</u> 63.19 -85, head s	Advisors Auction: TMS 2 #: Buy Agt Comm New Const: Lnd Frt Ft: Gr Annl Inc: City Taxes: Own Financing	: 3% No : No	ght right c	Phone: Phone: Phone: Appt Pho Orig Price IDX?: TrmsBk Co Apx Com Bldg Rnt, Will Divic Tax Year RollBack:	864- 864- 864- e: \$400 Yes om: 3% pDt: /SF: de: No : 2018	947-20 947-20 947-20 746-94 ,000	00 00 00 64
FEATURES     Land Status Land Included   Construction Block   Special Features Not Applicable   Land Desc Level     Road Frontage   Brick   Vacancy   Level   Documents on File     State Highway   Ceiling Height   Vacancy   Vacant   Documents on File     Current Business   11-15 Feet   Vacant   Showing Instructions     Restaurant   Floors   Carpet   Appointment Center     Onsite Parking   Carpet   Lock Box   Vacant     100+   Tile   Traffic   Heating   Vacant     10001-20000   No Heat   Lock Box   Vacant   Vacant     Lease Includes   No Cooling   Not Cooling   Vacant   Vacant     None   Interior Walls   Concrete Block   Vacant   Vacant     Other - See Remarks   Bank Owned: No   BROKERAGE INFORMATION   Ag1 Lic Exp Dt: 06/30/20     List Agt 1:   Nichole@mpa-sc.com   Agt 1 License: 88712 Phone:   Ag1 Lic Exp Dt: 06/30/20   Board Affil:   WUAR	DOM:			on the left.	CDOM:	11		Input Dat	<b>te:</b> 09/13	3/2019	
Land StatusConstructionSpecial FeaturesLand DescLand IncludedBlockNot ApplicableLevelRoad FrontageBrickVacancyDocuments on FileState HighwayCeiling HeightVacantSurvey/PlatCurrent Business11-15 FeetShowing InstructionsRestaurantFloorsAppointment CenterOnsite ParkingCarpetLock Box100+TileLock BoxTrafficHeatingVacant10001-20000No HeatLock BoxLease IncludesNo CoolingNoneInterior Walls Concrete Block Other - See RemarksBank Owned: No BROKERAGE INFORMATIONList Agt 1:Nichole DeskoAgt 1 License: 88712 Phone:Ag1 Lic Exp Dt: 06/30/20 Board Affil:List Agt 1:Nichole@mpa-sc.comPhone:864-843- 5919Sord Affil:	VOW Inc	:	Yes		VOW Addr:Yes	FEATUR		nnt: Yes	V	OW AV	<b>1:</b> Yes
BROKERAGE INFORMATION     List Agt 1:   Nichole Desko   Agt 1 License: 88712   Ag1 Lic Exp Dt: 06/30/20     Agt 1 Email:   Nichole@mpa-sc.com   Phone:   864-843- 5919   Board Affil:   WUAR	Land Inc Road Fro State Hig Current E Restaura Onsite Pa 100+ Traffic 10001-2 Lease Inc None	ludeo ntag ghway Busin arkin 2000 clude	e y ess g 0 ss	Bloc Bric <b>Ceili</b> 11- <b>Floo</b> Car Tile <b>Hea</b> No f No C <b>Inte</b> Con	k k ng Height 15 Feet rs bet ting Heat Cooling trior Walls crete Block	Sp No Va Va	ecial Feat t Applica cancy cant	ble	Level Docut Surve Show Appo Appo Lock	ments o ey/Plat <b>ing Inst</b> intment intment Box	center
Agt 1 Email:     Nichole@mpa-sc.com     Phone:     864-843-     Board Affil:     WUAR       5919	Short Sal	le:	No		BRO						
Head Broker: Darron Meares HB License: 74072 HB Lic Exp Dt: 06/30/20					com	-	8	64-843-			
Office Name:     Meares Property Advisors     Phone:     864-947       2000     2000     2000     2000	Office Na	ame:	Meares	s Property A		HB Lice	e <b>nse:</b> 7	4072		Exp Dt:	864-947-
Office Addrss: 315 Eastview Road Pelzer, SC 29669		adrss									
REMARKS						REMAR	KS				

being used as a placeholder only. This property will be offered at public auction on FRIDAY, OCTOBER 18, 2019 at 12:00 p.m. – come to the auction and bid YOUR price! Contact our agent for more information about the auction process or to make a pre-auction offer. We pay participating

brokers that bring buyers to closing.\*\*\*\*\* NO ONSITE BUYER'S PREMIUM!! Former Ryan's Steakhouse on Highway 28 Bypass in Anderson. Per survey dated 08/23/2006, this parcel consists of a +/-9,723 square foot restaurant on +/-2.12 acres. Located at the corner of SC Highway 28 Bypass (Pearman Dairy Road) and US-29 S (Shockley Ferry Road) with approximately 300 feet of road frontage, this property has a 2018 SC DOT traffic count of 19,100 vehicles per day. Brick and block construction with abundant windows throughout dinning area. Marquee signage in parking lot that has over 140 parking spaces available. Opportunities abound for an owner operator or investor!

**Private:** PLEASE READ! This is an AUCTION, price is a PLACEHOLDER. Full auction terms available at www.MPA-SC.com.

🙋 Property History						
		Pro	operty Mark	eting History		
MLS #: <u>20221214</u>		204 Highwa Anderson, S		Commercia	DOM: 11	
Contra Contra	Price	Activity	Pr History	Change Type	When Changed	Modified By
	\$400,000	New Listing	\$400,000	A -> \$400,000	09/13/19 09:44 PM	<u>nicholedesko</u>
ILS #: <u>20182470</u>		204 Highwa Anderson, S		Commercia	al/Industrial	DOM: 358
and the second	Price	Activity	Pr History	Change Type	When Changed	Modified By
1	\$625,000	Expired		A -> X	11/14/17 12:00 AM	
2	\$625,000	Price Decrea	s <b>¢</b> 625,000	849900 -> 625000	06/27/17 12:00 AM	<u>john</u>
3	\$625,000	Back On Mkt		X -> A	06/27/17 12:00 AM	<u>john</u>
4	\$625,000	Expired		A -> X	05/15/17 12:00 AM	<u>0</u>
5	\$625,000	Active		-> A	11/23/16 12:00 AM	

Photos

MLS#: 20221214 204 Hig

<u>204 Highway 28 Byp</u>

\$400,000







