

## ALL FIELDS DETAIL



|                      |                       |                        |                  |
|----------------------|-----------------------|------------------------|------------------|
| <b>MLS #</b>         | 1433550               | <b>Ceiling Heights</b> | Eave Under 12 ft |
| <b>Class</b>         | Commercial/Industrial | <b>Transaction</b>     | Sale             |
| <b>Type</b>          | Flex                  | <b>Approx Age</b>      | 31-50            |
| <b>Area</b>          | Other                 |                        |                  |
| <b>Listing Price</b> | \$125,000             |                        |                  |
| <b>Address</b>       | 607 W Carolina Avenue |                        |                  |
| <b>City</b>          | Hartsville            |                        |                  |
| <b>State</b>         | SC                    |                        |                  |
| <b>Zip</b>           | 29550                 |                        |                  |
| <b>Status</b>        | Active                |                        |                  |
| <b>Sale/Rent</b>     | For Sale              |                        |                  |



## DIRECTIONS

**Directions** Head southeast on SC-151 S, turn left onto W Carolina Ave, property will be on the left.

## GENERAL

|                               |                     |                                  |                                                    |
|-------------------------------|---------------------|----------------------------------|----------------------------------------------------|
| <b>Improved (Y/N)</b>         | Y                   | <b>Showing</b>                   | Call Specified Appointment Center                  |
| <b># of Buildings</b>         | 1                   | <b>Contact # for Appts</b>       | 800-746-946                                        |
| <b># of Docks</b>             | 0                   | <b>Enable Schedule-It (Y/N)</b>  | No                                                 |
| <b># of Bays</b>              | 0                   | <b>Agent</b>                     | Nichole Desko - Cell: 864-843-5919                 |
| <b># of Parking Spaces</b>    | 11                  | <b>Agent License ID</b>          | 88712                                              |
| <b># of Rest Rooms</b>        | 1                   | <b>Listing Office 1</b>          | Meares Property Advisors Inc. - Main: 864-947-2000 |
| <b>Multi-Level (Y/N)</b>      | N                   | <b>Brokerage License ID</b>      | 23129                                              |
| <b>County</b>                 | Darlington          | <b>Listing Agent 2</b>           | Darron Meares - Cell: 864-444-5361                 |
| <b>Tax ID Number</b>          | 056-13-01-007       | <b>Listing Office 2</b>          | Meares Property Advisors Inc. - Main: 864-947-2000 |
| <b>Zoning</b>                 | B-2                 | <b>Listing Type</b>              | Exclusive Right to Sell                            |
| <b>Approx # of Acres</b>      | 0.42                | <b>BA</b>                        | 3%                                                 |
| <b>Approx Available Sq Ft</b> | 2,332               | <b>TB</b>                        | 3%                                                 |
| <b>Approx Office Sq Ft</b>    | 1,176               | <b>SA</b>                        | 0%                                                 |
| <b>Approx Building Sq Ft</b>  | 2,332               | <b>Variable Rate Com</b>         | N                                                  |
| <b>Approx Warehouse Sq Ft</b> | 1,120               | <b>Bonus</b>                     | N                                                  |
| <b>Traffic Count</b>          | 9,000               | <b>Original Price</b>            | \$125,000                                          |
| <b>IDX Include</b>            | Y                   | <b>Days On Market</b>            | 23                                                 |
| <b>VOW Include</b>            | Yes                 | <b>Cumulative DOM</b>            | 23                                                 |
| <b>VOW Address</b>            | Yes                 | <b>Agent Hit Count</b>           | 42                                                 |
| <b>VOW Comment</b>            | Yes                 | <b>Client Hit Count</b>          | 1                                                  |
| <b>VOW AVM</b>                | Yes                 | <b>Listing Date</b>              | 12/14/2020                                         |
| <b>Geocode Quality</b>        | Exact Match         | <b>Input Date</b>                | 12/14/2020 12:26 PM                                |
| <b>Input Date</b>             | 12/14/2020 12:26 PM | <b>HotSheet Date</b>             | 12/14/2020                                         |
|                               |                     | <b>Status Date</b>               | 12/14/2020                                         |
|                               |                     | <b>Price Date</b>                | 12/14/2020                                         |
|                               |                     | <b>Update Date</b>               | 1/6/2021                                           |
|                               |                     | <b>Associated Document Count</b> | 6                                                  |
|                               |                     | <b>Picture Count</b>             | 35                                                 |
|                               |                     | <b>Update Date</b>               | 1/6/2021 4:41 PM                                   |

## FEATURES

|                      |                     |                          |                       |
|----------------------|---------------------|--------------------------|-----------------------|
| <b>TYPE BUSINESS</b> | <b>WATER</b>        | <b>SPECIAL FINANCES</b>  | <b>RENT INCLUDES</b>  |
| Multi-Use            | Public              | None                     | None                  |
| <b>EXTERIOR</b>      | <b>SEWER</b>        | <b>RESTRICTIONS</b>      | <b>COOLING TYPE</b>   |
| Brick                | Public              | Other                    | Electricity           |
| Vinyl                | <b>ROOF</b>         | <b>HVAC</b>              | Forced Air            |
| <b>ROAD FRONTAGE</b> | Composition Shingle | Office Air               | <b>ON INTERNET</b>    |
| City Street          | Steel Deck          | Warehouse Air            | Yes                   |
| <b>TOPOGRAPHY</b>    | <b>FEATURES</b>     | Warehouse Heat           | <b>HEATING SYSTEM</b> |
| Level                | Inside Storage      | <b>SALE INCLUDES</b>     | Electricity           |
| <b>DOCS ON FILE</b>  | Public Parking      | Building(s)/Land         | Forced Air            |
| Plat/Survey          | Other Road Frontage | <b>LEASE INFORMATION</b> |                       |
| <b>FLOOR</b>         | <b>SHOWING</b>      | None                     |                       |
| Concrete Slab/Grade  | Vacant              |                          |                       |
| <b>CONSTRUCTION</b>  | Appointment Only    |                          |                       |
| Brick                | Lockbox-Combination |                          |                       |

## FEATURES

Frame

## FINANCIAL

**Total Taxes** \$1,938.00  
**Tax Rate(4%/6%)** 6%  
**Short Sale (Y/N)** N  
**Auction (Y/N)** Y

**Tax Year** 2020  
**CAM Fee (Y/N)** No  
**In City** Y  
**Foreclosure (Y/N)** N

## MEMBER REMARKS

**Member Remarks** This is an estate property, no seller's disclosure available. Selling AS-IS with no contingencies. This is not a foreclosure, buyer will receive clear title at closing. This property will be offered at public auction Thursday, January 21, 2021, at 12:00 p.m. All preauction offers will be submitted and reviewed. Auction subject to prior sale. Full auction terms available at [www.MPA-SC.com](http://www.MPA-SC.com).

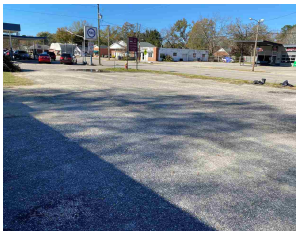
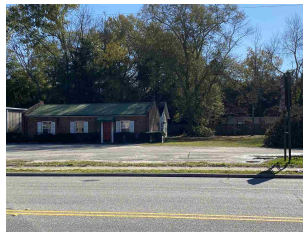
## REMARKS

**Remarks** 607 W. Carolina Ave., formerly The Art Shoppe, in Hartsville, SC, is commercial flex space available for sale just outside of downtown Hartsville. Zoned B-2 Business, this property can be used for an array of services. The ±0.42 acre corner lot currently accommodates approximately 11 parking spaces, and also includes green space that can be converted to fit the new owner's needs. At ±2,332 SF, this building consists of approximately 1,176 SF of office and reception/showroom space, full bathroom, laundry room, and kitchenette in the front portion with an addition of approximately 1,120 SF of warehouse/workspace in the back. SC DOT 2019 traffic count was 9,000 vehicles per day. Parking lot signage already in place. This is an estate property with no seller's disclosure available. Property appraised for \$140,000 in 2018. Property selling AS-IS with no contingencies. This is not a foreclosure, new owner will receive clear title at closing. \*\*\*\*\*THIS IS A REAL ESTATE AUCTION LISTING (not a foreclosure sale) and the price shown is the pre-auction purchase price. This property is available for sale only and will be offered at public auction Thursday, January 21, 2021, at 12:00 p.m. All preauction offers will be submitted and reviewed. Auction subject to prior sale. Contact our agent for more information about the auction process.\*\*\*\*\*

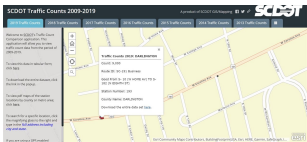
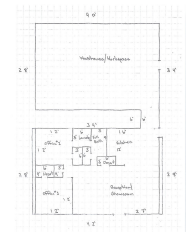
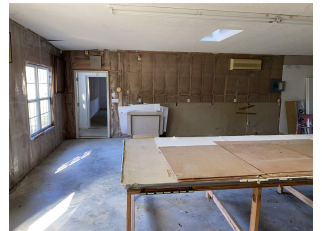
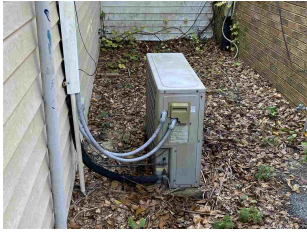
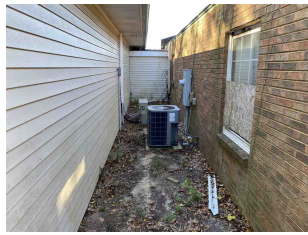
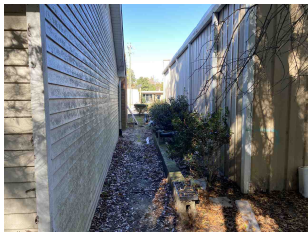
## SYNDICATION REMARKS

**Syndication Remarks** Listing presented by Meares Property Advisors. Call 864-843-5919 or visit [www.MPA-SC.com](http://www.MPA-SC.com) for more information. 607 W. Carolina Ave., formerly The Art Shoppe, in Hartsville, SC, is commercial flex space available for sale just outside of downtown Hartsville. Zoned B-2 Business, this property can be used for an array of services. The ±0.42 acre corner lot currently accommodates approximately 11 parking spaces, and also includes green space that can be converted to fit the new owner's needs. At ±2,332 SF, this building consists of approximately 1,176 SF of office and reception/showroom space, full bathroom, laundry room, and kitchenette in the front portion with an addition of approximately 1,120 SF of warehouse/workspace in the back. SC DOT 2019 traffic count was 9,000 vehicles per day. Parking lot signage already in place. This is an estate property with no seller's disclosure available. Property appraised for \$140,000 in 2018. Property selling AS-IS with no contingencies. This is not a foreclosure, new owner will receive clear title at closing. \*\*\*\*\*THIS IS A REAL ESTATE AUCTION LISTING (not a foreclosure sale) and the price shown is the pre-auction purchase price. This property is available for sale only and will be offered at public auction Thursday, January 21, 2021, at 12:00 p.m. All preauction offers will be submitted and reviewed. Auction subject to prior sale. Contact our agent for more information about the auction process.\*\*\*\*\*

## ADDITIONAL PICTURES







**DISCLAIMER**

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