

# 516 Pearman Dairy Rd Anderson, SC 29625



Centervite Pa

Class: Commercial/Industrial MLS #: 20214636 Ask Pr: \$230,000 Type: Retail Building Area: 107 Status: Active Over 25 Years 5000-9999 Age: Acre Rng: Less Than 1 Imp SF: Sale/Rent: For Sale **County:** Anderson Inside City: No

### **GENERAL**

List Agt 1: Nichole Desko Phone: 864-843-5919 List Cmp 1: Meares Property Advisors Phone: 864-947-2000 List Agt 2: **Darron Meares** Phone: 864-947-2000 List Cmp 2: Meares Property Advisors Phone: 864-947-2000 Loop Net ID: Appt Phone: 800-746-9464 Cap Rate: Auction: Orig Price: \$240,000 Yes 123-03-01-014 TMS#: TMS 2 #: IDX?: Yes Sub Agt Com: 0% **Buv Aat Comm:** 4% TrnsBk Com:

 TMS#:
 123-03-01-014
 TMS 2 #:
 IDX?:
 Yes

 Sub Agt Com:
 0%
 Buy Agt Comm:
 4%
 TmsBk Com:
 4%

 Apx Yr Built:
 1982
 New Const:
 No
 Apx Comp Dt:
 Bldg Rnt/SF:
 Bldg Rnt/SF:
 Bldg Rnt/SF:
 Will Divide:

 # Offices:
 3
 Gr Annl Inc:
 Will Divide:
 Tax Year:
 2018

HiSp Inet: Own Financing: No RollBack:

Elec Co:DukeGas Co:Fort HillPhone Co:Water Co:AndersonCable Co:

**Directions:** 516 Pearman Dairy Road located at the corner of Pearman Dairy Road and Getsinger Street in

Anderson, SC

 DOM:
 170
 CDOM:
 170
 Input Date:
 03/19/2019

 VOW Incl:
 Yes
 VOW Addr: Yes
 VOW Cmnt:
 Yes
 VOW AVM: Yes

**FEATURES** 

Construction Special Features **Utilities On Site Land Status** Land Included Cat V Wiring Block Electric Display Window Road Frontage Ceiling Height Natural Gas Drive-In Door Public Water County Varied Heights State Highway **Floors** Truck Door Septic Onsite Parking **Main Sewer Size Land Desc** Carpet 26 - 99 Ceramic Tile Unknown (Verify) Level Traffic Concrete Main Gas Size **Documents on File** 

20001-35000 Heating Unknown (Verify) **Building Plans** Central Electric Vacancy Recorded Plat Cooling Vacant Rights Of Way Central Electric **Utilities Available** Survey/Plat Other - See Remarks Electric Tax Map

Interior WallsNatural GasShowing InstructionsConcrete BlockPublic WaterAppointment CenterSheetrockSepticAppointment OnlyElectricityElectronic Lockbox

Electric company/co-op Vacant

Short Sale: No Bank Owned: No

BROKERAGE INFORMATION

 List Agt 1:
 Nichole Desko
 Agt 1 License: 88712
 Ag1 Lic Exp Dt: 06/30/2021

 Agt 1 Email:
 Nichole@mpa-sc.com
 Phone: 864-843- 5919
 Board Affil: WUAR

Head Broker:Darron MearesHB License:74072HB Lic Exp Dt:06/30/2020Office Name:Meares Property AdvisorsPhone:864-947-

2000

Office Addrss: 315 Eastview Road Pelzer, SC 29669

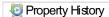
#### RFMARKS

## **Public:**

\*\*\*\*\*THIS IS A REAL ESTATE AUCTION LISTING (not a foreclosure sale) and the price shown is being used as a placeholder only. This property will be offered at public auction on THURSDAY, OCTOBER 3, 2019 at 2:00 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.\*\*\*\*\* 516 Pearman Dairy Road is a ±9,500 SF block construction office/showroom/warehouse configuration. Situated on a ±0.44 acre corner lot in a growing area of Anderson County. SCDOT reports a 2017 traffic count on this section of Pearman Dairy Rd of 20,500 vehicles. The current floor plan consist of three offices, reception area, large showroom, shipping room, warehouse, and three handicap accessible restrooms. There is CAT V wiring throughout the office and showroom. The building also has a 400 amp, 3 phase panel and wiring in place. Currently using only electricity, there is a natural gas connection available. Two new A/C condensers (still in boxes) will convey will sale, buyer responsible for installation.

Private:

PLEASE READ! This is an AUCTION (not a foreclosure sale), price is a PLACEHOLDER. Full auction terms available at www.MPA-SC.com. Call/text Nichole Desko at 864-843-5919 for information or questions.



## **Property Marketing History**

MLS #: 20214636 516 Pearman Dairy Rd Anderson, SC 29625 Commercial/Industrial DOM: 170

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Price Activity Pr History Change Type When Changed Modified By \$230,000 Price Decreas \$230,000 240000.00 -> 23000 PM nicholedesko

2 \$240,000 New Listing \$240,000 A -> \$240,000 03/19/19 06:29 nicholedesko

Photos

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