

## ALL FIELDS DETAIL



<b>MLS #</b>	1149082	<b>Ceiling Heights</b>	Eave 18 - 20 ft
<b>Status</b>	Active	<b>Transaction</b>	Sale
<b>Type</b>	Improved	<b>Approx Age</b>	50+
<b>Address</b>	100 Trade	<b>County</b>	Greenville
<b>City</b>	Greer		
<b>State</b>	SC		
<b>Zip</b>	29651		
<b>Area</b>	023		
<b>Class</b>	Commercial/Industrial		
<b>Listing Price</b>	\$439,000		
<b>Sale/Rent</b>	For Sale		

## GENERAL

<b>Tax ID Number</b>	G020000100700	<b>Approx Lot Dimensions</b>	80X35X25X88
<b>Zoning</b>	C1	<b>Approx # of Acres</b>	0.05
<b>Agent</b>	FLAVIA WESTERWELLE	<b>Listing Office 1</b>	SHELLTREE REALTY SP - Office (864 ) 599-1544
<b>SA</b>	0	<b>BA</b>	3
<b>Variable Rate Com</b>	N	<b>Agency Relationship</b>	Buyer Agent
<b>Listing Type</b>	Exclusive Right	<b>Approx Available Sq Ft</b>	3800
<b>Approx Office Sq Ft</b>	3800	<b>Improved (Y/N)</b>	Y
<b>Associated Document Count</b>	3	<b>Multi-Level (Y/N)</b>	Y
<b>Detailed Showing Inst</b>	Call listing agent for showing at: 864 -908-0690	<b>Directions</b>	Downtown Greer at corner of Trade+ E.Poinsett Street
<b>Update Date</b>	10/2/2008	<b>Original Price</b>	\$499,000
<b>Total Taxes</b>	1613.00	<b>Tax Year</b>	2007
<b>Tax Rate(4%/6%)</b>	6	<b>CAM Fee (Y/N)</b>	No
<b>CAM Fee \$</b>	0.00	<b>Short Sale</b>	NO
<b>In City</b>	Y	<b>Auction (Y/N)</b>	N

## FEATURES

<b>TYPE BUSINESS</b>	<b>TOPOGRAPHY</b>	<b>SEWER</b>	<b>RESTRICTIONS</b>
Business Services	Level	Public	None
Franchise	<b>DOCS ON FILE</b>	<b>ROOF</b>	<b>HVAC</b>
Office	Plat/Survey	Wood Trusses	None
Professional Service	Other	Other	<b>SALE INCLUDES</b>
Restaurant	Aerial Photo	<b>FEATURES</b>	Building(s)/Land
<b>EXTERIOR</b>	<b>FLOOR</b>	Public Parking	<b>LEASE INFORMATION</b>
Brick	Concrete Slab/Grade	<b>SHOWING</b>	None
<b>ROAD FRONTAGE</b>	Vinyl/Linoleum	Other	<b>RENT INCLUDES</b>
City Street	<b>CONSTRUCTION</b>	Appointment Only	None
	Brick	Call List Agent	<b>COOLING TYPE</b>
	Frame	<b>ON INTERNET</b>	Other
	<b>WATER</b>	Yes	<b>HEATING SYSTEM</b>
	Public	<b>SPECIAL FINANCES</b>	Gas Available
		Owner May Finance	

## MEMBER REMARKS

Brick building built in ca. 1902 is on the National Register of Historic Places. It has beautiful exposed brick walls & is in the process of being renovated. It has brand new concrete floors and a new roof. HYDRO-Stop roof installed in 2007, has a 10 -year warranty. The Hydro-Stop premium coat roof system protects the building from the elements & the white, cool roof system reduces the cooling energy costs by 20% to 70%. Please call listing agent for showings at: 864 -908-0690

## REMARKS

Prime location in the middle of Greer Stations revitalized downtown district, on corner of Trade and Poinsett Street. This building has store frontage on E. Poinsett as well as on Trade Street. It was build in ca. 1902 and is on the National Register of Historic Places. It has beautiful exposed brick walls & is in the process of being renovated. The building has brand new concrete floors and a new HYDRO-Stop roof installed in 2007 with a 10 -year warranty. The energy efficient roof reduces the cooling energy costs by 20% to 70%. This brick building has limitless potential for office, retail, business or restaurant use and is surrounded by trendy restaurants & businesses. Greer Station area is a vibrant market, full of renewed energy and is again becoming a destination point. Don't miss the opportunity to own a piece of Greer Stations history and to take an active part in this exciting revitalization project. Buyer or buyers agent to verify all information, measurements, squarefootage of building and acreage.

## ADDITIONAL PICTURES



**DISCLAIMER**

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