

# Upper King Street Building for Sale with 22 On-Site Parking Spaces



## Area Description:

Upper King Street is a unique, bustling section of Charleston with numerous local restaurants, boutiques and offices along with several new high-end hotels. Upper King has recently experienced a surge of new construction and rehabilitation projects, making this a high demand, heavy foot traffic area. The vibrancy of this area with its mix of dining, offices, hotels, apartments, shopping & bordered by residential neighborhoods allows one to “live, work and play” in an urban environment.

## Property Description:

The building was completely renovated in 2014 for Charleston’s first high-end micro distillery, which is relocating to a larger facility nearby. Features include: 22 on-site parking spaces in the rear, a unique copper clad store front,  $\pm 66$  feet of King Street frontage, 21 foot wood ceilings, all new M.E.P, fire sprinkler system and a roll up door in the rear for easy deliveries. The  $\pm 2,000$ /sf second floor features a high-end historical feel and can be separated from the ground floor space and leased out as office, Airbnb or an apartment.

## Sale Information:

- \* Sale Price - \$8,900,000
- \* Parking - 22 onsite
- \* Building Square Footage -  $\pm 10,245$



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# Upper King Street Retail Available for Lease with Parking



## Area Description:

Upper King Street is a unique, bustling section of Charleston with numerous local restaurants, boutiques and offices along with several new high-end new hotels. Upper King has recently experienced a surge of new construction and rehabilitation projects, making this a high demand, heavy foot traffic area. The vibrancy of this area with its mix of dining, offices, apartments, hotels and shopping - bordered by residential neighborhoods allows one to "live, work and play" in an urban environment.

## Property Description:

The building was completely renovated in 2014 for Charleston's first high-end micro distillery, which is relocating to a larger facility nearby. Features include: 22 on-site parking spaces, a unique copper clad store front with ample King Street frontage, 21 foot wood ceilings, all new MEP, fire sprinkler system and a roll up door in the rear for easy deliveries. The second floor is optional and features a high end historic feel.

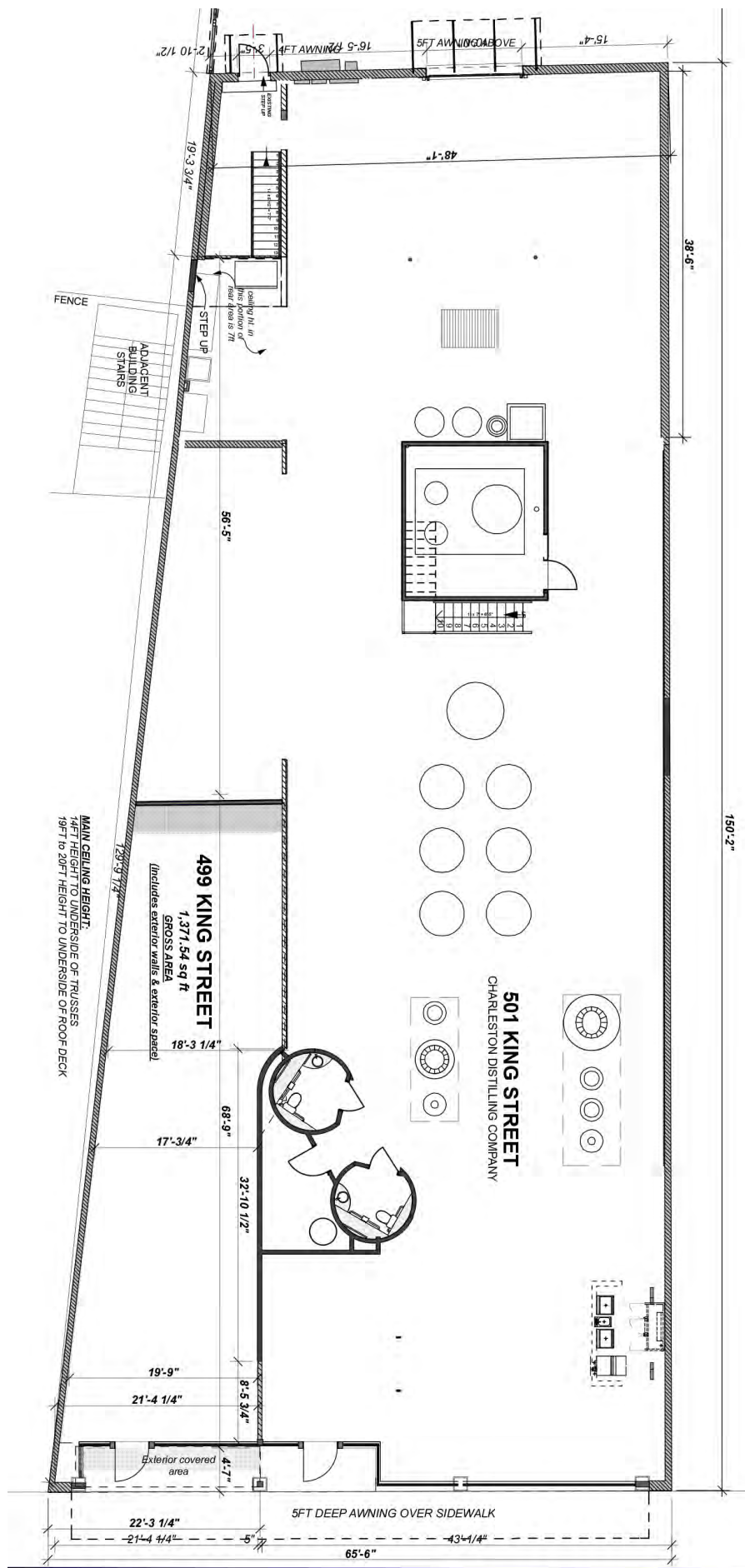
## Lease Information:

- \* Lease Rate - \$47 NNN
- \* Ground Floor Square Footage -  $\pm 6,887$
- \* Optional Second Floor -  $\pm 1,987$
- \* Optional Parking - 22 onsite



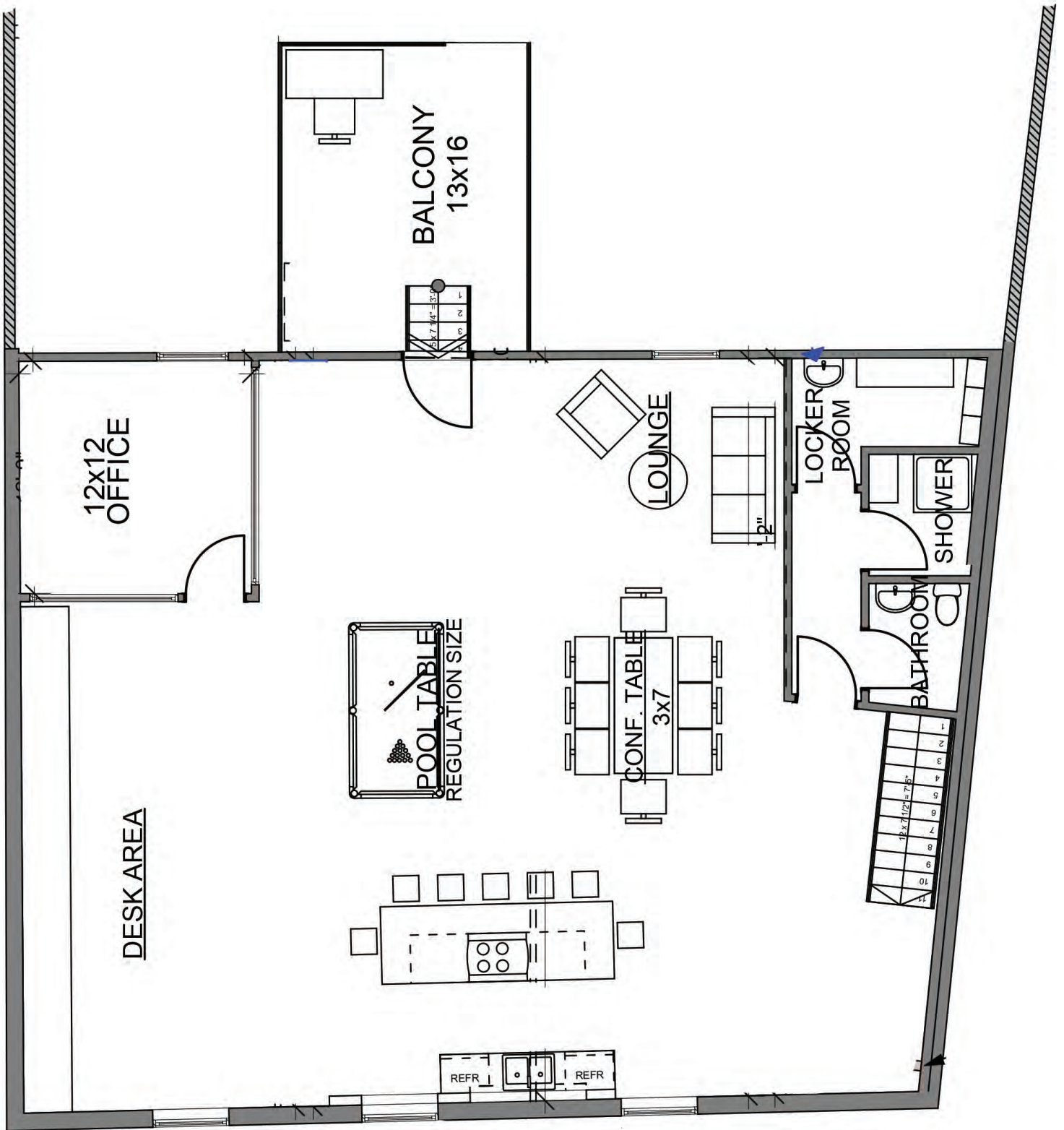
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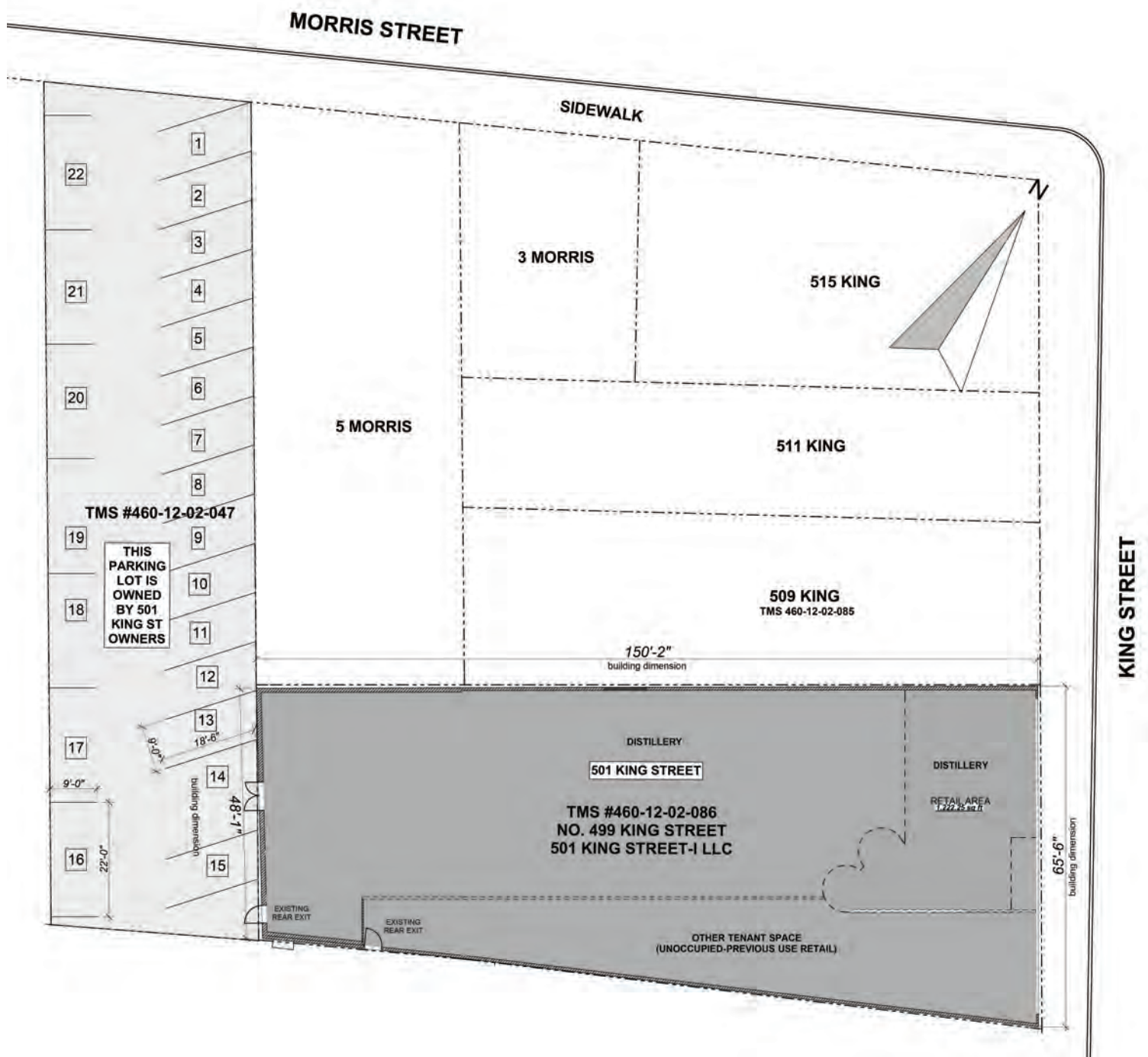




## KING STREET

The information contained herein, while deemed reliable, is subject to change and is not in any way warranted by The PrimeSouth Group, LLC.



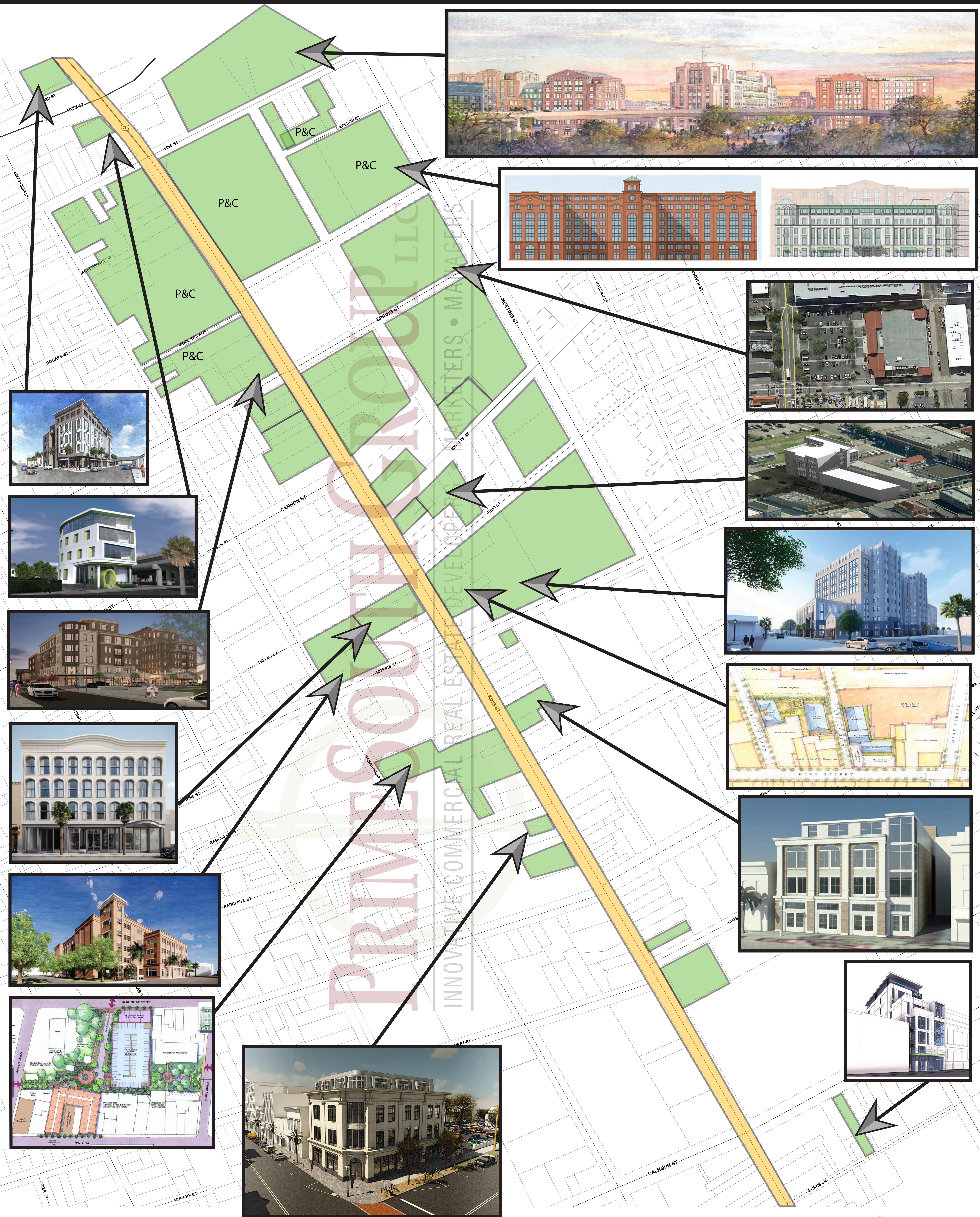








# UPPER KING AREA PROJECT EXHIBIT



NEW PROJECTS

This information is property of The PrimeSouth Group, LLC. Information is not warranted for accuracy.