

Medical Arts Building | City of Greer Legacy Property



OFFERING SUMMARY

Sale Price	\$660,000
Square Footage	+/- 4,550 (+/- 2,275 Building 108 & +/- 2,275 Building 110)
Type	Office / Medical

PROPERTY FEATURES

- Ideal for a User-Investor, up to +/- 3,300 SF coming available for Owner-Occupant
- Mix of Medical Office and General Office Space
- Two buildings on site with one full building coming vacant within six months and the others are leased with upside potential and short-term leases
- Situated in Downtown Greer in walking distance to the legendary, newly street-scaped charming Trade Street
- Ample on-site parking | +/- 43 spaces (9 spaces/1,000 SF)
- Courtyard garden between buildings



SHADED AREAS COMING AVAILABLE FOR OWNER-OCCUPANT





WITHIN WALKING DISTANCE ARE SEVERAL RETAIL, DINING, SERVICE AND HOSPITALITY OPPORTUNITIES. AMONG THE BUSINESSES IN CLOSE PROXIMITY TO 110 W CHURCH STREET ARE THE FOLLOWING:

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| 1. Hampton Inn Greer Greenville | 6. Cartwright Food Hall |
| 2. Greenville Federal Credit Union | 7. Parkside Pediatrics |
| 3. Truist | 8. McLeskey Todd Family Pharmacy |
| 4. Rick Erwin's Greer | 9. Greer Municipal Park & Amphitheater |
| 5. Barista Alley Café & Roastery | 10. Greer Station |

Built in **1960** in a partnership of W.E. Harvey, Greer Builders Supply, and the late Dr. Ralph J. Brown, DDS, whose vision was the mid-century architectural design.

Prior to the construction of the buildings, the property was originally a private home owned by C. M. Ponder of Ponder's Ice Cream, 2 lots over from the birthplace of Senator Vern Smith.



For 35 years, this was the premier medical address in Greer. The building at 110 West Church Street was shared by Dr. Brown's dental practice and Dr. Kent Bridges, who practiced dentistry in the back half of the building.

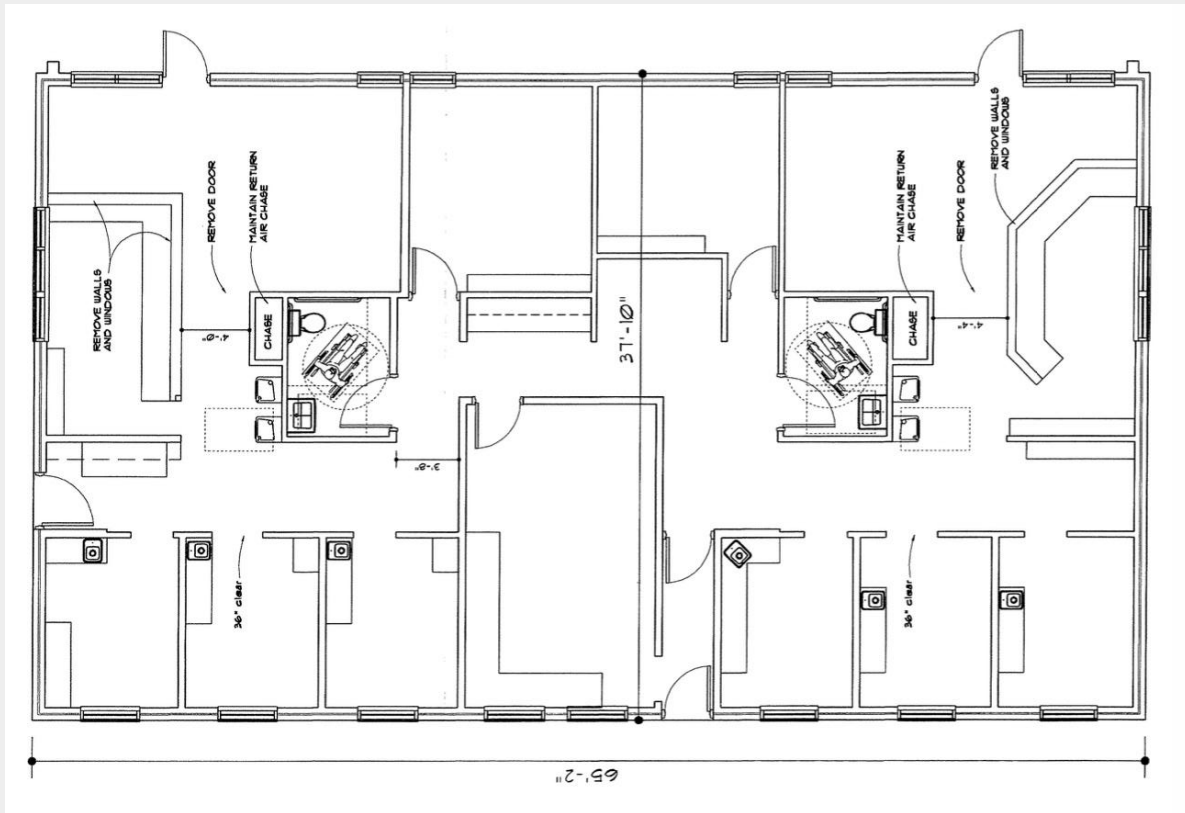
Across the garden was 108 West Church Street, home to the joint medical practices of Dr. Douglas Owens, MD, and Dr. T.O. Walker, MD.

The property was chosen for its central location to thriving downtown Greer, one block from Memorial Methodist Church, 1st Baptist Church Greer, and McLeskey-Todd Family Pharmacy.

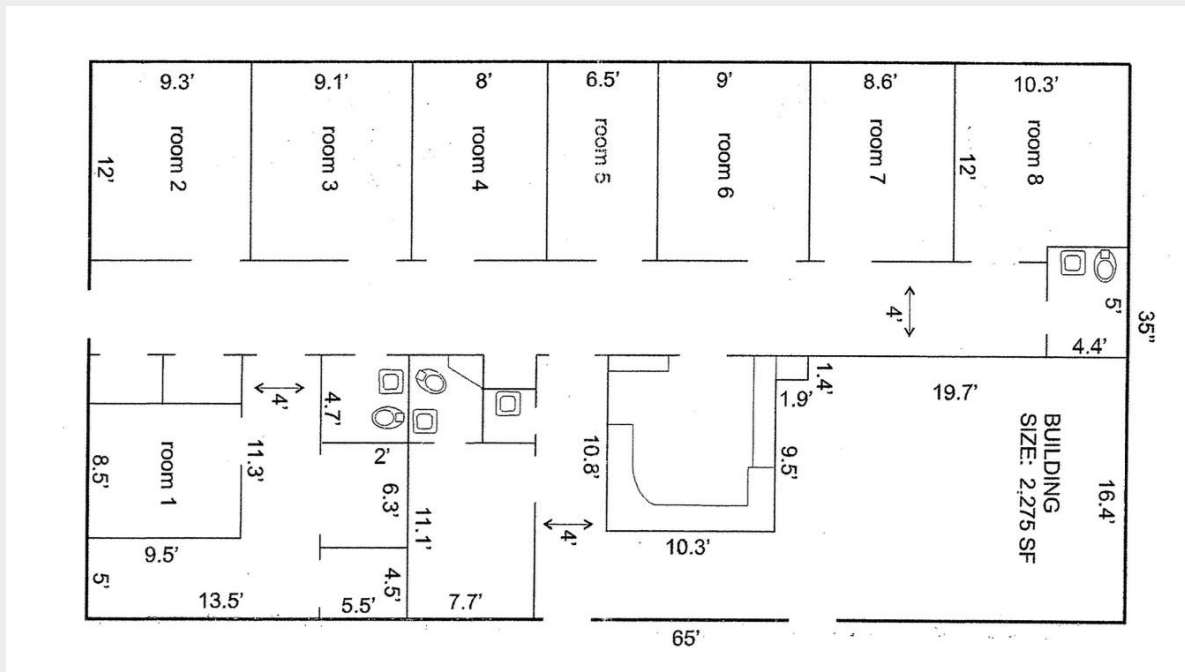
Unique to downtown Greer, the property offers 41 parking spaces on the ground level, with a covered emergency parking drive-thru in the back of the buildings.

Patients and visitors enjoy waiting in the garden area, with the mid-century veil block walls and flowering Crepe Myrtle trees which was Dr. Brown's central design idea in 1960. The garden was originally filled with white pebbles and a colorful flower garden.

BUILDING 110



BUILDING 108





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