



# 106 Woodson Street, Greenville, 29611, SC

[https://searchrealestate.co/properties/106-woodson-street/greenville/sc/29611/MLS\\_ID\\_1548978](https://searchrealestate.co/properties/106-woodson-street/greenville/sc/29611/MLS_ID_1548978)



**Price - \$368,000**

**Lot Size    DOM**

0.1100      87 Days

## Features

### Community Features

- Common Areas
- Street Lights
- Other
- Lawn Maintenance
- Landscape Maintenance

### Utilities

- Sewer Available
- Water Available
- Cable Available
- Phone Available
- Underground Utilities

### Lot Features

- 1/2 Acre or Less
- Business District
- Office Center
- Open Lot

## Description

Prime commercial building site in Powdersville! This 4,600 SF ready-to-build site is perfectly positioned just off Hwy 153 and Anderson Road (Hwy 81), providing excellent visibility and accessibility. Water, gas, sewer & internet will be completed onsite. Key infrastructure, including a paved parking lot, curb & gutter and site lighting are already in place. Buyer is responsible for the sewer tap & impact fee, plus sidewalk, landscape and irrigation installation during construction. Monthly CAM fee includes landscaping & parking lot maintenance & lighting, and onsite trash, along with advertising opportunities on the marquis sign on Hwy 81 for Woodson Exchange & New Spring Church. Hwy 153 & Hwy 81 has over 38,000 cars per day and Powdersville is one of the fastest growing areas in northern Anderson County. Join Provista Wealth Management, Holiday Ingram Law, Silver Salon and Edward Jones in Woodson Exchange, Powdersville's newest upscale Office Park. Don't miss this rare opportunity to secure a prime commercial space just minutes to Greenville, Anderson, Easley & I-85.

## SEE THIS PROPERTY



### James Schiller

Realtor, Brand Name Real Estate

Phone: 18434788061

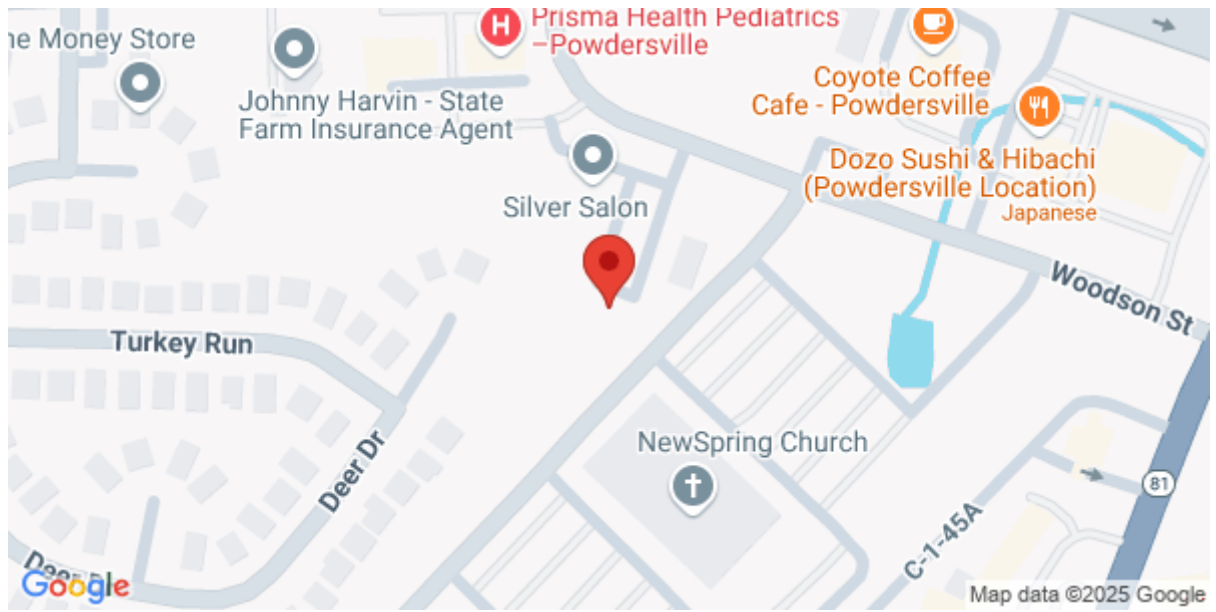
Email: jameseschiller@gmail.com

### Check On Site



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### Location



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