



# 184 Lott, West Columbia, 29169, SC

[https://searchrealestate.co/properties/184-lott/west-columbia/sc/29169/MLS\\_ID\\_595165](https://searchrealestate.co/properties/184-lott/west-columbia/sc/29169/MLS_ID_595165)



**Price - \$600,000**

**Lot Size    DOM**

3.2200      214 Days

## Features

### Location

- Cul-De-Sac

## Description

Prime Commercial Opportunity in West Columbia. Located in a highly sought-after area, this commercial property sits just 1 mile from I-20 and 1.5 miles from I-26, offering exceptional accessibility. Situated off Hwy 378/Sunset Blvd—an essential connector between Lexington and Columbia—this high-traffic corridor is recognized for its robust medical presence and business development. Positioned within Van Lott Industrial Park, the site is zoned ID making this very flexible zoning attractive to many different business's. Business's currently benefiting from this ideal location include Vision Therapy, Palmetto Spine & Sports Medicine, Labcorp, Lexington Treatment Specialists, Emcor Services Aircond, Trane, Daltile's Tile and Stone Showroom, Carolina Architectural Lighting + Design, EEGO, and ACS Sound & Lighting—demonstrating the area's strong commercial appeal. With a daily traffic count of approximately 33,500 (Station ID #32-0187), availability of water and sewer, this is truly a "grab-and-go" opportunity you don't want to miss. Zoning ordinances and a property survey are available in the documents section. For zoning details, refer to page 1, section 11.42 of the ordinance document. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

## SEE THIS PROPERTY



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### Check On Site



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