



87 America Street, Charleston, 29403, SC

https://searchrealestate.co/properties/87-america-street/charleston/sc/29403/MLS_ID_25013839



Price - \$1,590,000

Bedrooms	SqFt	Lot Size	Year Built	DOM
6	3739	0.0700	1852	68 Days

Features

Cooling

- Central Air

Heating

- Electric

Roof

- Architectural

Utilities

Security Features

- Security System

- Charleston Water Service
- Dominion Energy

Other

- Central

Description

Discover a rare investment opportunity at 87 America Street, a meticulously maintained triplex in the heart of Charleston's Eastside neighborhood. Just one block from the iconic Cigar Factory complex and 0.3 miles from both the transformative Morrison Yard project and the Arthur Ravenel Jr. Bridge, this property is perfectly positioned for MUSC residents, Charleston School of Law students, young professionals, or anyone looking for a vibrant downtown neighborhood. With projected gross rental income exceeding \$100k in 2025 and no vacancies during the seller's ownership, this triplex is a turnkey gem for investors or those looking to live in one unit while renting out the others. Situated on high ground with no history of flooding, it offers peace of mind in Charleston's competitive market. The main house is a stunning blend of modern upgrades and classic Charleston charm. Its open floor plan features a renovated kitchen with bamboo cabinetry, beautiful stone countertops and stainless steel appliances, flowing seamlessly into the living and dining areas, complete with a convenient half bath for guests. The expansive master suite boasts an en-suite bathroom, a private office or sitting area, and exclusive access to a spacious upstairs piazza stretching 6 feet wide by 25 feet long. A second bedroom offers its own en-suite bathroom, while both the upstairs and downstairs piazzas provide ample outdoor space for enjoying Charleston's charm. The standout feature is the half basement, a versatile flex space with custom built-ins and an entertainment center, perfect as a gym, game room, additional bedroom, or even a potential apartment for extra income. In-ceiling speakers and an integrated entertainment system elevate the home's modern appeal. In the rear, two 2-bedroom, 2-bath rental units generate strong tenant interest, connected to the main house by a charming courtyard walkway. A shared laundry room and two large storage areas add functionality and desirability. The current owner's meticulous care ensures the property is in great condition, minimizing maintenance costs and maximizing tenant satisfaction. The Eastside is a dynamic neighborhood buzzing with opportunity, soon to be amplified by the Morrison Yard project just 0.3 miles away. This \$300 million development, featuring 380 luxury apartments, Class A office space, retail, and a Kimpton Hotel, is projected to generate a \$1.4 billion economic impact by 2030, driving property values and rental demand. Steps from the Arthur Ravenel Jr. Bridge, residents can enjoy a 2.5-mile pedestrian and bike path with stunning Cooper River views or take a quick drive to Mount Pleasant (5 minutes), Sullivan's Island (15 minutes), or Isle of Palms (20 minutes). The nearby Cigar Factory complex offers Mercantile and Mash for gourmet dining, Core24 gym, and boutique shops, while top restaurants like Marbled & Fin (upscale seafood), Indaco (Italian), The Swamp Fox (Southern), and Halls Chophouse (steakhouse) are all within a mile. Hampstead Square, Tiedemann Park, and Waterfront Park provide green spaces, and cultural attractions like Charleston Music Hall, Marion Square, and the Charleston Museum are a short walk away. The Historic Charleston City Market and King Street's shopping district are also easily accessible. With the Eastside's growth, proximity to Morrison Yard, and access to the Ravenel Bridge, 87 America Street is a high-performing asset in a thriving neighborhood. Whether you seek a luxurious home with rental income or a pure investment, this triplex delivers unmatched potential.

SEE THIS PROPERTY



James Schiller

Realtor, Brand Name Real Estate

Phone: 18434788061

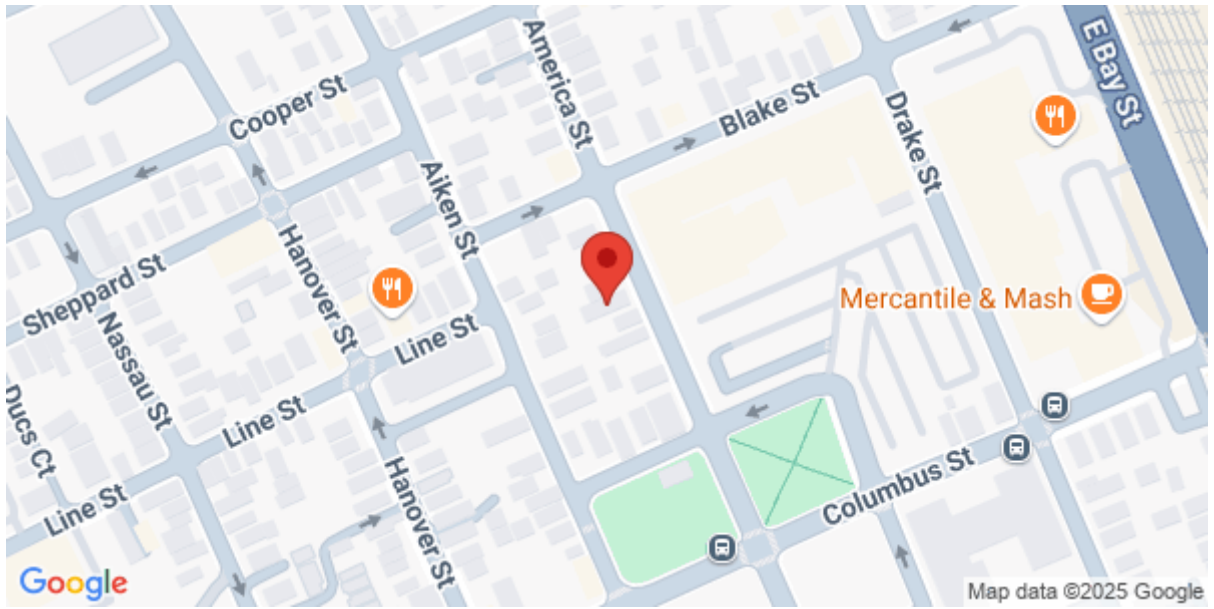
Email: jameseschiller@gmail.com

Check On Site



https://searchrealestate.co/properties/87-america-street/charleston/sc/29403/MLS_ID_25013839

Location



87 America Street, Charleston, 29403, SC