



# Perry Rhett Avenue, Greenville, 29601, SC

[https://searchrealestate.co/properties/perry-rhett-avenue/greenville/sc/29601/MLS\\_ID\\_1543400](https://searchrealestate.co/properties/perry-rhett-avenue/greenville/sc/29601/MLS_ID_1543400)



**Price - \$1,485,000**

**Lot Size    DOM**

0.2000      166 Days

## Features

### Community Features

- None

### Utilities

- Sewer Available
- Water Available

### Lot Features

- 1/2 Acre or Less
- Business District
- Presently Leased
- Open Lot

## Description

DEVELOPMENT OPPORTUNITY in Downtown Greenville! The City of Greenville Design and Review Board has approved the development of 4 LUXURY TOWNHOMES! The street facing building will have 2 units with carport parking, 2 spaces for each unit, designed with approximately 2550 total heated sq ft for each unit. Both back units are approved with 2 car garages, and approximately 2600 total heated sq ft for each unit. Sewer and Water availability has been confirmed with utility providers. The lot is currently being leased for surface parking and the tenant has been made aware of the project. The lease may be assigned to purchaser at closing. The location is PRIME- 2 and half blocks from Flour Field, and a few blocks up Rhett St the new Trueline music venue is under construction. This property has tons of upside- with proposed new construction projects in the pipeline nearby including the MOSAIC mixed use project with apartments and commercial space along with the Brixton Hall Hotel- a 92-room boutique hotel located on Pendleton St. The MXS3 zoning allows for lodging/short term rentals. Architectural and engineering firm partners are prepared to move forward towards obtaining LDP and building permits timely so that you can break ground Spring 2025!

## 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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