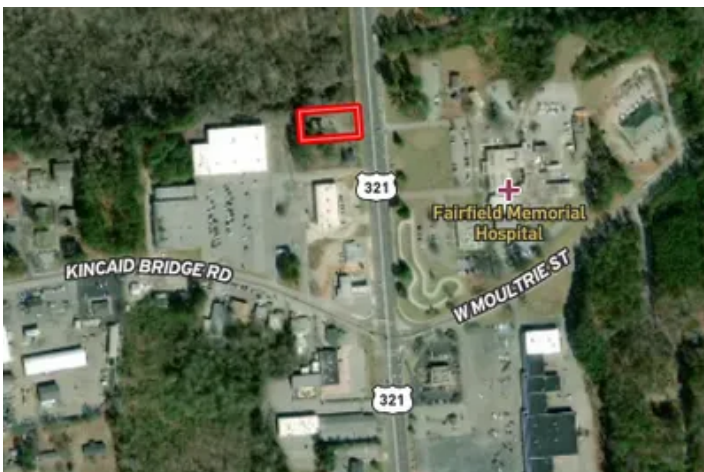


Commercial Building/Office Space
143 US Hwy 321 Bypass
Winnsboro, SC 29180

\$135,900
1± Acres
Fairfield County



MORE INFO ONLINE:

<https://scacres.com/>

Commercial Building/Office Space
Winnsboro, SC / Fairfield County

SUMMARY

Address

143 US Hwy 321 Bypass

City, State Zip

Winnsboro, SC 29180

County

Fairfield County

Type

Commercial

Latitude / Longitude

34.372959 / -81.101138

Taxes (Annually)

2226

Dwelling Square Feet

1000

Bedrooms / Bathrooms

-- / 2

Acreage

1

Price

\$135,900



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Commercial Building/Office Space Winnsboro, SC / Fairfield County

PROPERTY DESCRIPTION

321 Office Building

This 1,000+/- square foot building was formerly a Chiropractic facility and once served as a local doctor's office. Currently made up of six small rooms, two bathrooms, two closets, and overhead attic space, this building is well suited for small business opportunities. Equipped with power, water, septic, and natural gas, it is ready for a new owner to establish themselves in the quaint town of Winnsboro. This area is seeing business and residential growth due to its short distance to the densely populated areas of Blythewood and Northern Richland County.

Fairfield county Tax ID # 125-04-01-014-000

Directions: The property is located at 143 US Highway 321 Bypass in Winnsboro, SC. From exit 48 on Interstate 77, travel towards Winnsboro on Highway 200 for approximately 7 miles to the intersection of Highway 321 Bypass. Turn left on 321 Bypass and the property is located 1.3+/- miles on the right. From exit 34 on Interstate 77, travel west to Winnsboro on Highway 34 for 6.4+/- miles to the intersection of Highway 321 Bypass and the property is approximately 2 miles on the left.

Location: Located at 143 US Highway 321 Bypass, Winnsboro, this property is only a 20-minute drive to Columbia as well as close proximity to the smaller towns of Chester, Great Falls, and Blythewood.

Roads and Entrances: This tract has approximately 104 feet of frontage along the heavily travelled US Highway 321 Bypass with paved entrance and parking area.

Airports: The nearest public airports are Charlotte-Douglas and Columbia Metropolitan.

School District: This tract is in the Fairfield County School District. Other educational opportunities include Richard Wynn Academy (Private – South Carolina Independent School Association (SCISA)).

Property Taxes: This property is Zoned Business and property taxes for 2023 were \$2,226.61.

Contacts: Jeff Parker [\(803\) 519-7829](tel:(803)519-7829) mobile jeff@scacres.com

Broker & Commission Disclosure: Buyer's Agent/Broker must be identified upon first contact with Listing Broker/Listing Agent and Buyer's Agent/Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Brown & Company.

No commission to licensed agents purchasing in any capacity that would create any principal ownership interest in the property. No land disclosure available. Buyer and/or Buyers Agent/Broker to verify any pertinent information prior to the completion of the due diligence. Buyers Agent/Broker must be identified upon first contact with Listing Broker and Buyers Agent must be present at the initial property tour in order to participate in the real estate commission.

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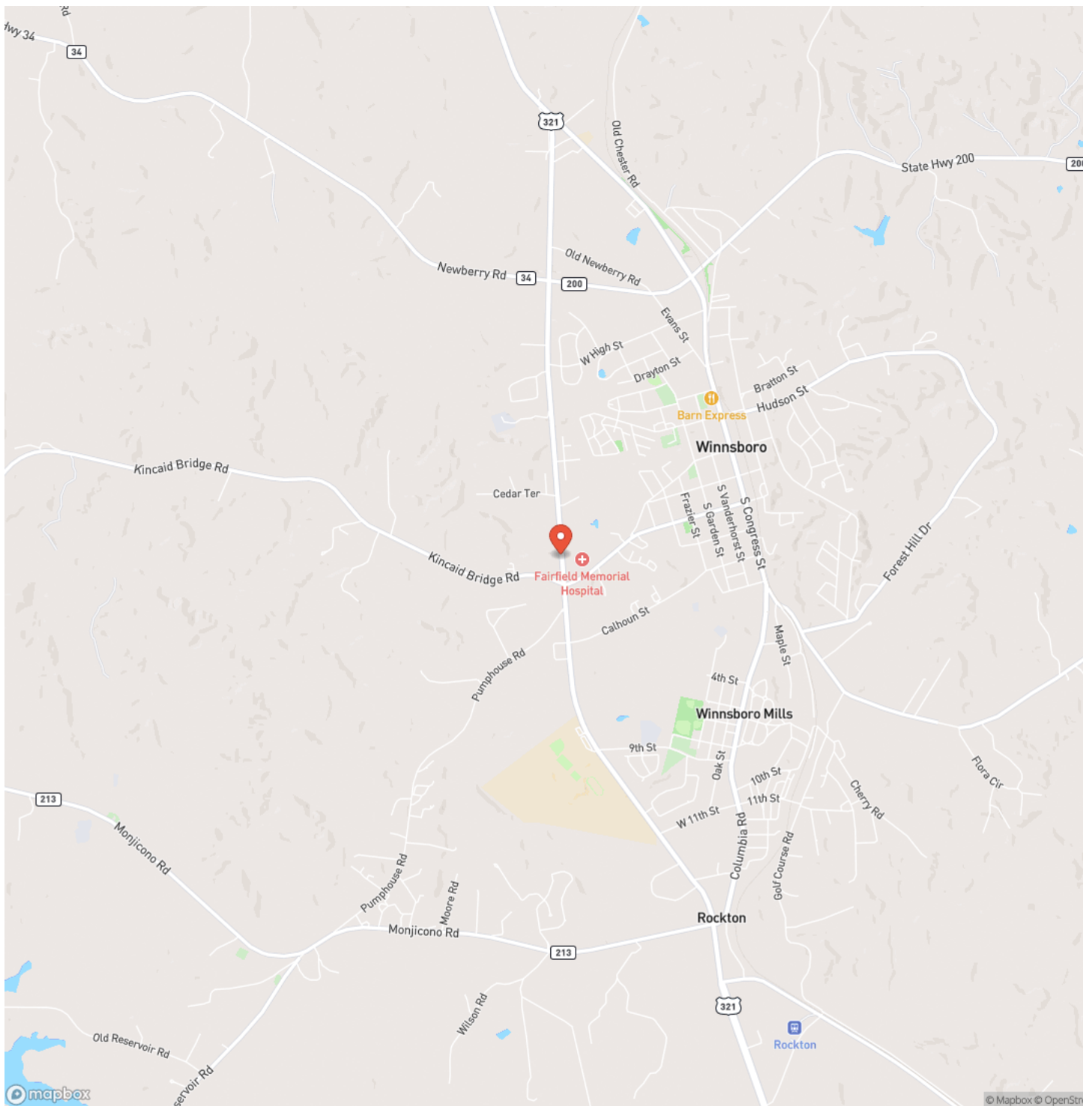
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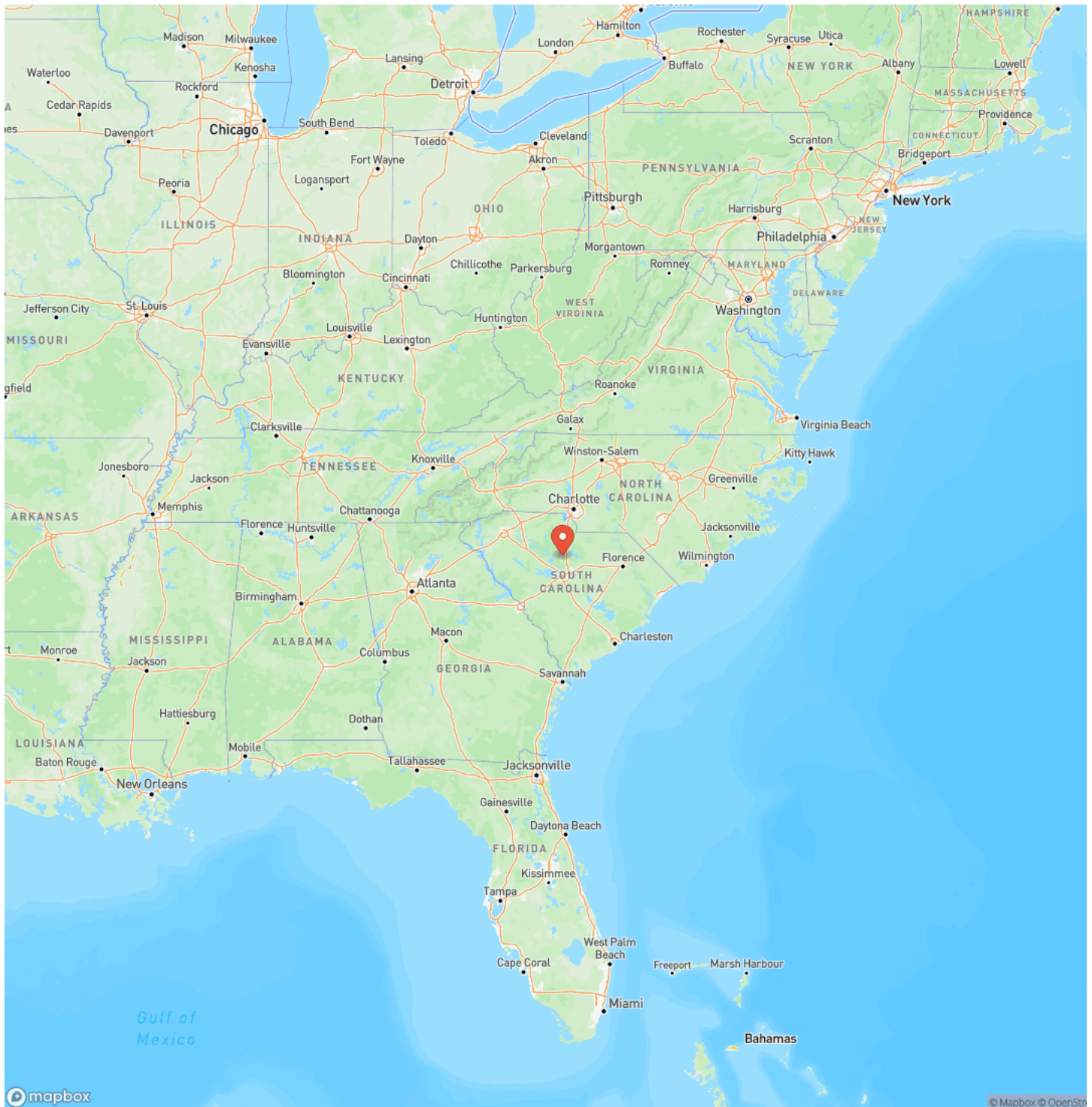
Locator Map



MORE INFO ONLINE:

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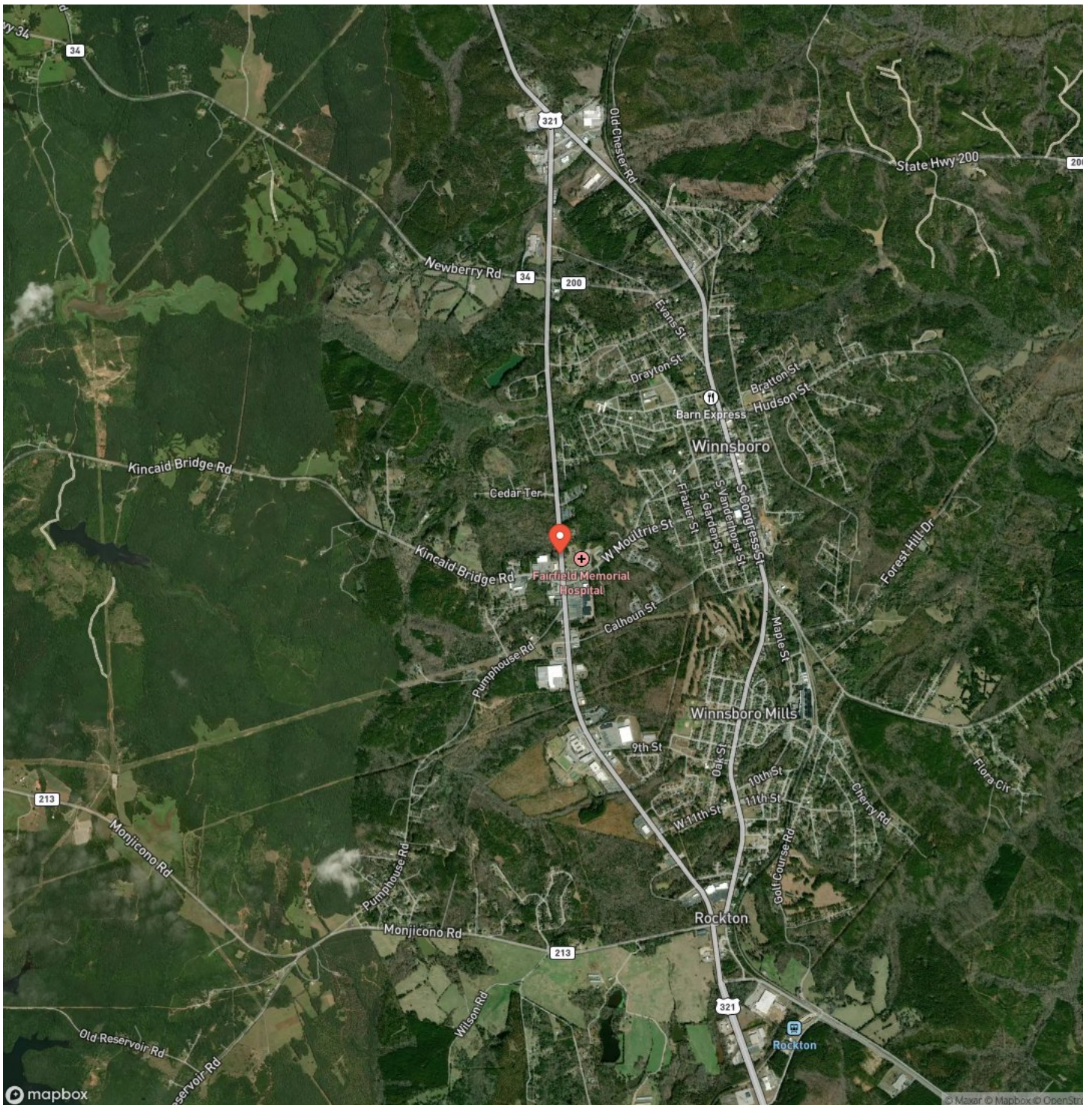
Locator Map



MORE INFO ONLINE:

<https://scacres.com/>

Satellite Map



MORE INFO ONLINE:

<https://scacres.com/>

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Parker

Mobile

(803) 519-7829

Office

(803) 519-7829

Email

jeff@scacres.com

Address

485 US Hwy 321 Byp S

City / State / Zip

Winnsboro, SC 29180

NOTES

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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