

1056 King Street

Charleston, SC

Exclusive Sale Offering



Property Summary

The Offering

Sale Price	\$800,000 / \$23.63 per square foot
MLS#	1030429
Parcel Size	Approximately .78 Acres
Building Size	Approximately 33,850 Square Feet
Property Name	Port City Paper
Assessor's Parcel Number	463-12-03-046
Zoning	Current Zoning is MU2/WH, Mixed Use/ Workforce Housing (no cap on density within height and setback regulations)
Height Restrictions	50' - 25' (No higher than 50', no lower than 25')
Municipality	City of Charleston, Charleston, SC

Site Description

Parking	Contingent on Proposed Use
Signage	On Front Façade of Building

KING STREET
COMMERCIAL
REAL ESTATE

Contact: Tim Weldon
(843) 532-5134 Mobile
tweldon@kingstreetcommercial.net

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Subject Property Looking South-East

Property Details

Location Accessibility

Conveniently Located .43 miles from Interstate 26 and .94 miles from US Highway 17

Utilities

All to Site

Year Built/Renovated

1940

Construction Type

Brick/Steel/Wood/Reinforced Masonry

Floors

2

Potential Other Uses

Mixed Use, Multi-Family, Low Impact Commercial (could require rezoning or variance)

Property Overview

This property was originally constructed as a warehouse circa 1940 and was later used as a roller skating rink and then retail use towards the portion of the building that fronts King Street. The building features office and warehouse space on the first floor. The second floor is almost completely open warehouse space (roller skating rink area) covered by a free span barrel vaulted ceiling with exposed wooden and steel beams with a mezzanine area (minimal buildout). The property has tremendous adaptive reuse potential for a theater, incubator space, bowling alley, gym, multi-family (plans for multi-family available), mixed use, and retail. This is a perfectly positioned site with it's unique architectural qualities, excellent access, centralized location and low price.

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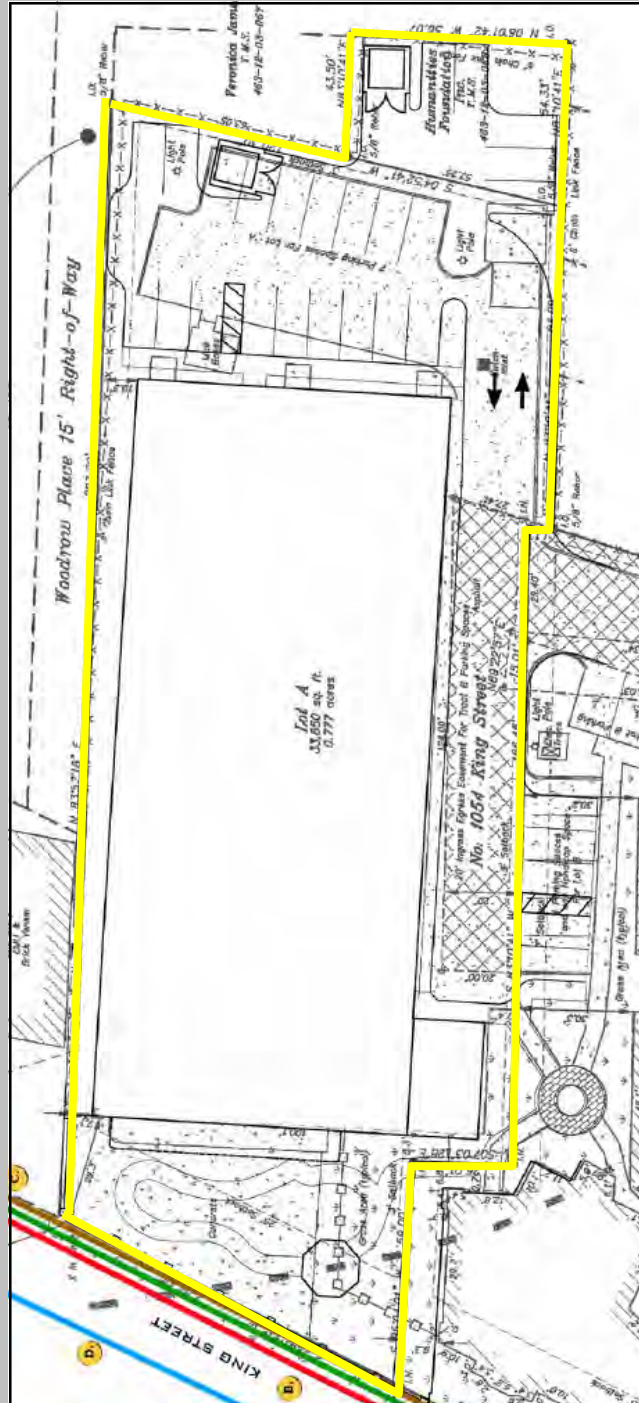
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Potential Site
Layout intended to
show property
lines and building
footprint



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Aerial Photo

Subject Property Looking North



Subject Property Looking East

Subject Property Looking West



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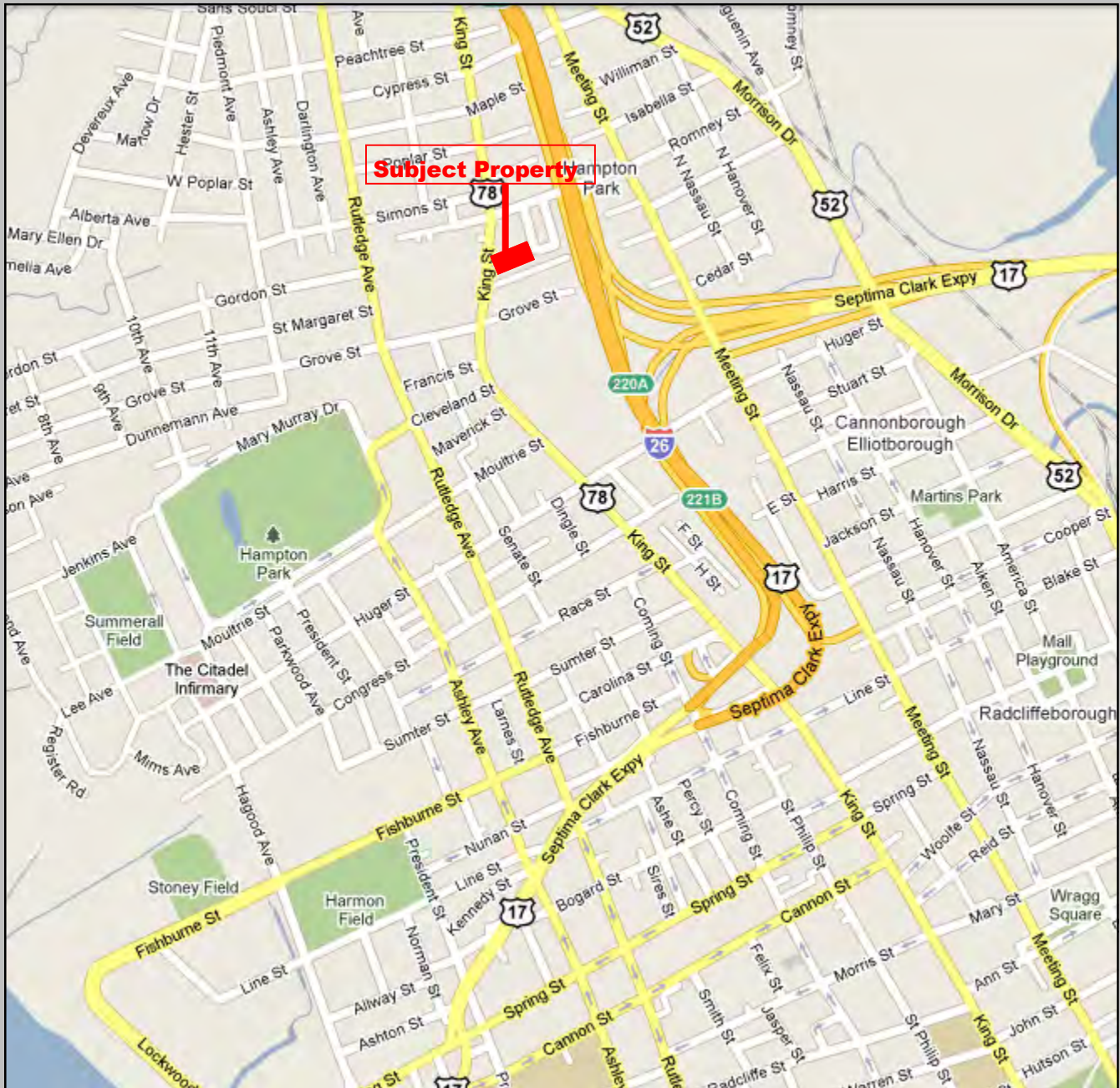
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Locator Map



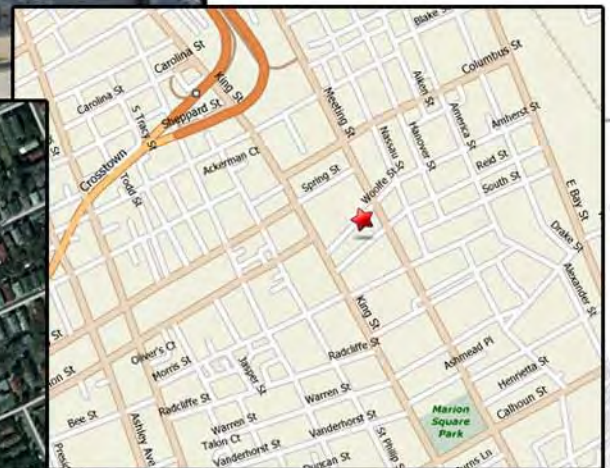
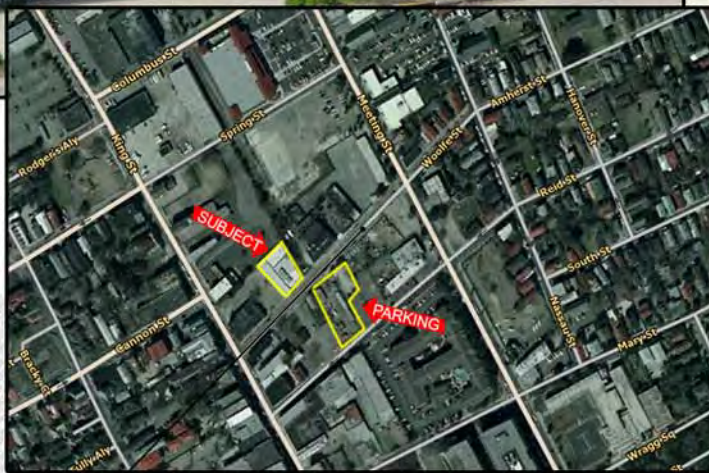
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WOOLFE STREET

32-34 Woolfe Street
Charleston, SC



- Located in the heart of the uptown design district in Charleston
- 17,000+/- square feet building
- 13,000+/- main floor and 4,000+/- mezzanine
- Adjacent to Midtown, between King Street & Meeting Street
- Location includes on-site parking for 50+/- cars

MEDDIN BROS.

**For Further
Information Contact:**

**Stuart Meddin
The Meddin Company**

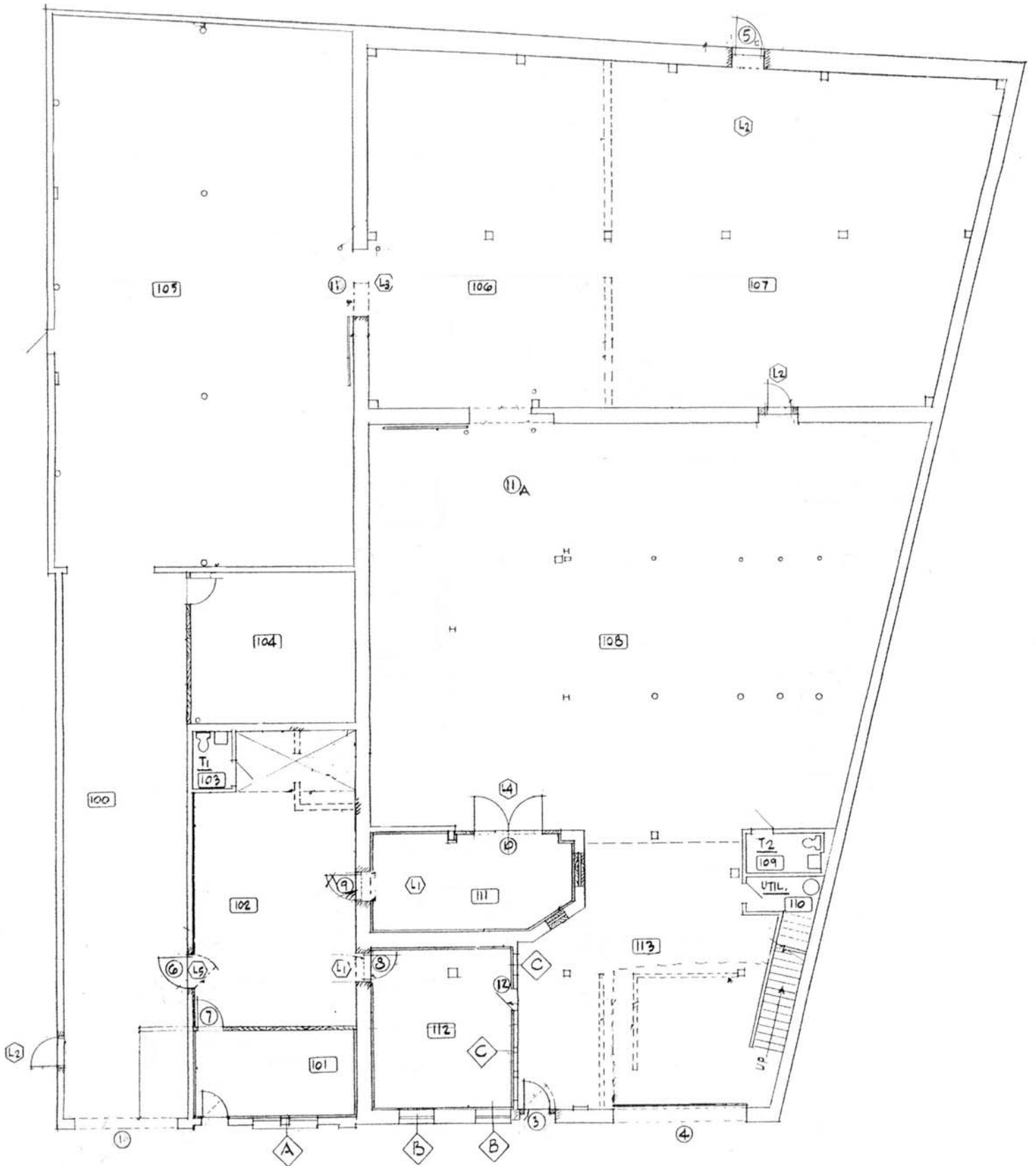
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Downtown Charleston Warehouse

311 HUGER STREET

EastRock Properties, LLC is offering +/- 44,000 square foot warehouse/distribution center immediately available for lease. Located one block off Meeting St. Specifications include:

- 1,500 SqFt office space
- +20' ceiling height; +15' clearance
- 100% sprinklered
- Concrete block & metal construction
- Zoned Light Industrial
- Utilities; SCE&G, Charleston Public Works



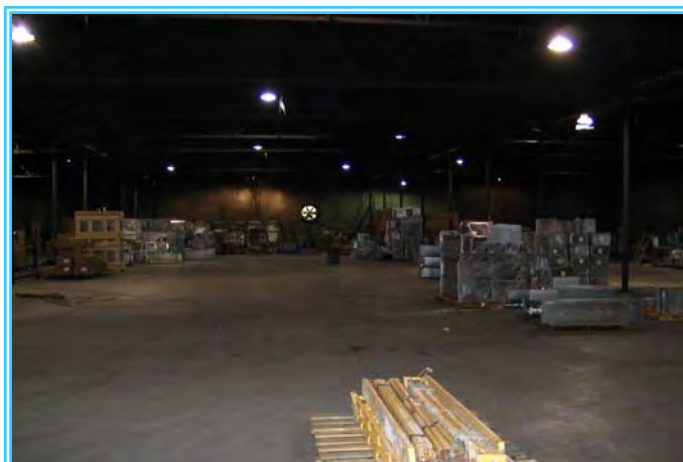
Dock high loading with four 8x8 overhead doors



Fenced side yard with loading dock & overhead door



Approximately 1,500 sq.ft. of office space



Open floor plan with flexible layout options



Support columns are +/- 16' apart

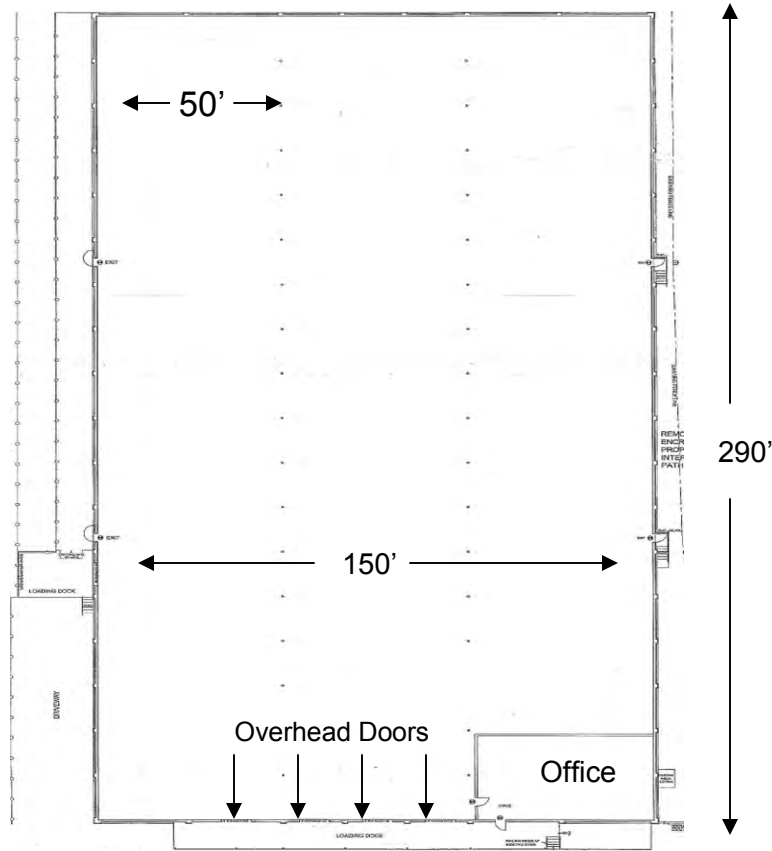
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Loren Ziff, Principal ~ 856 Lowcountry Blvd Suite 101 ~ Mt Pleasant, SC 29464

Phone: 843.270.6000 ~ Fax: 843.723.7300 ~ lziff@eastrockproperties.com



311 Huger Street



** Approximate floor plan, tenant to verify all measurements & dimensions **

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