

EXECUTIVE SUMMARY

7520 IRMO DRIVE



OFFERING SUMMARY

PRICE:	\$459,000
BUILDING SF:	+/- 2,623 & +/- 800 unfinished
PRICE / SF:	\$174.99
NOI:	\$34,632
CAP RATE:	7.55%
OCCUPANCY:	10
AVAILABLE SF:	+/- 800 SF
LOT SIZE:	0.55 Acres
SIGNAGE:	Yes
FRONTAGE:	+/- 88 Ft.
YEAR BUILT:	1995
PARKING:	13
ZONING:	CN - Commercial Neighborhood
ADDRESS	7520 Irmo Dr. Columbia, SC 29212

PROPERTY OVERVIEW

This bite-sized investment opportunity with below-market rents and significant value-add potential is now available in Columbia, SC. Located just 5 minutes from Interstate 26, this well maintained small office building is 90% leased and offers a prime opportunity for an investor looking for stability while benefiting from upward rent potential and un-utilized square footage. The building includes 2,623 sf on the main floor and an additional +/- 800 sf of unfinished office space on the 2nd floor representing a significant increase in rentable area.



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Each Office Independently Owned and Operated

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