

**MOTIVATED SELLER**

For Sale

**±5,000 SF**

Office Building



**NAI Avant**

# 510 Lexington Avenue

Chapin, South Carolina



## Property Features

- ±5,000 SF office building for sale in Old Lexington Town Center
- Ideal for office user
- Building can be easily demised for user to take half and lease the balance
- Constructed in 2007 and still in excellent condition
- Building is comprised of 12 private offices, 4 restrooms, a conference room, kitchen, and several storage/utility rooms
- Second floor is unfinished space with utilities in place
- ADA compliant with handicap ramp
- Competitively priced for expedited sale - seller relocating
- Sales Price: \$495,000, \$470,000, \$449,000

**Peyton Bryant**

+1 803 744 9876 • [pbryant@naivant.com](mailto:pbryant@naivant.com)

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

807 Gervais Street, Suite 301  
Columbia, South Carolina 29201  
+1 803.254.0100  
[www.naivant.com](http://www.naivant.com)

For Sale

±5,000 SF

Office Building





Map Updated: Friday, April 08, 2016. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.