



*56 - 3C & 58 - 3C Broad Street*

*2 Renovated Office Condos in the Heart of Downtown Charleston*

*South of Broad*

# 56-3C & 58-3C Broad Street

South of Broad ~ Downtown Charleston

New Price (For Both Units): \$289,000

Year Built: 1798

The Property : Apx. 984 sq. ft. (Total)

MLS # (Both Units): 2930156

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56 #3C New Price: \$135,000

The Property : Approx. 434 sq. ft.

Taxes 2009 56-3C: \$1,966.17\* \*Assessed at 6%

TMS # 56-3C: 458-09-03-304

MLS #: 2931529

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58 #3C New Price: \$170,000

The Property : Approx. 550 sq. ft.

Taxes 2009 58-3C: \$2,527.93\* \*Assessed at 6%

TMS # 58-3C: 458-09-03-307

MLS #: 2931526

Sale is for both 56 Broad St #3C and 58 Broad St #3C together or separately. Two separate office condos located in an amazing downtown location. The condos are located on the top floor of a three story building. Both units offer 12 foot ceilings, hardwood floors, ample storage, a private bath (located in 58C) and stunning views of the neighboring buildings on



58-C Front Office

Broad Street. These two adjacent condos can be used separately or possibly combined into one larger unit. The zoning is limited business with a possibility of renovat-

ing the space for residential use. The units are also offered for lease separately or together.

*Agent Notes: Units can be sold separately or together. Both units are also offered for lease. Please ask agent for details.*



56-C Office



56-C Office View



58-C Office

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