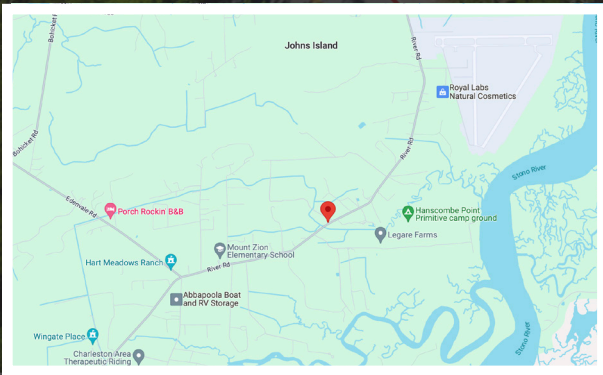


AVAILABLE - FOR SALE - LAND & BUSINESS

3188 RIVER ROAD JOHNS ISLAND, SC 29455

AUTOMOTIVE SERVICE PROPERTY



LOCATION

OFFERED BY



(843) 856-4600
www.belklucy.com

Morrow Boggs
morrow.boggs@belklucy.com
(843) 606-5460 — direct office
(843) 998-5234 — mobile

PROPERTY INFORMATION

PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for 3188 River Road. This is an excellent opportunity to purchase both the 2.75 acre parcel as well as the existing automotive service business. Well situated on Johns Island, this is the only automotive shop on the island and sits just 12 miles from Kiawah. This well-established business has been in operation for over 60 years and its current equipment can convey. The property consists of two freestanding buildings: the front building has six enclosed bays and four open bays and is approximately 4,500 square feet; the rear building is approximately 2,170 square feet. The current zoning is agricultural use but this property is grandfathered in and a service garage is an allowable use.

AREA DESCRIPTION

Johns Island is South Carolina's largest island and is situated to the southwest of Charleston proper. Bordered by the islands of James, Kiawah, Wadmalaw, Seabrook, Edisto, and Folly Beach, this Charleston county town is home to over 27,900 permanent residents. Known for its unspoiled natural beauty and rich farming history, people flock to this charming lowcountry town for its tranquility, outdoor activities, and close proximity to downtown Charleston. This dynamic community has become one of the fastest-growing Charleston municipalities in recent years, with an abundance of new residential communities being built that take advantage of its picturesque setting.



TERMS AND CONDITIONS

Asking Price	\$1,900,000
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DEMOGRAPHICS (5-MILE)

Population	30,485
Households	13,428
Avg. HH Income	\$112,185

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ADDITIONAL PHOTOS



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