

**Property Type:**  
Restaurant  
(All FF&E Included)

**Sale Price:**  
\$325,000.00

**Lease Rate:**  
\$2,500 per month

**Land Size:**  
Approx. 1.085 acres

**Building Size:**  
1,456 s.f.

**Area Features:**  
Doodle Trail  
1.2 mi to Downtown  
Pickens

**Access:**  
170 ft. Frontage on  
Farrs Bridge Rd.

**Parking:**  
On-site

**Taxes:**  
\$1,958.38

**Zoning:**  
Commercial

**Traffic Count:**  
5,100 vpd

**Tax Map:**  
Pickens County:  
4191-10-36-4286



**Available for Sale or Lease**  
**203 Farrs Bridge Rd., Pickens, SC 29671**



M.S. Shore Company, Inc.  
904 N. Church St.  
Greenville, SC 29601

Phone (864) 235-3898  
Fax (864) 235-0448  
msshore@msshore.com

No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

# SHORE

M.S. SHORE COMPANY, INC.

## Restaurant



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# **SHORE** M.S. SHORE COMPANY, INC.

## Locator Map



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