



**Property Type:**  
Self Service Carwash &  
Mini Warehouses

**Price:**  
\$695,000.00

**Pro Forma Income  
Potential Gross  
Income:**  
Estimate \$75,000 +-

**Land Size:**  
Approx. (+-) 1.77 acres

**Building Size:**  
Approx. 2,100 sq. ft.  
Carwash (4 bays)  
Approx. 8,400 sq. ft.  
Mini Warehouse (66  
Units)

**Area Features:**  
Swamp Rabbit Trail  
Furman University  
Sunrift Adventures  
Downtown T.R.

**Parking:**  
On Site

**Traffic Count:**  
6,100 VPD

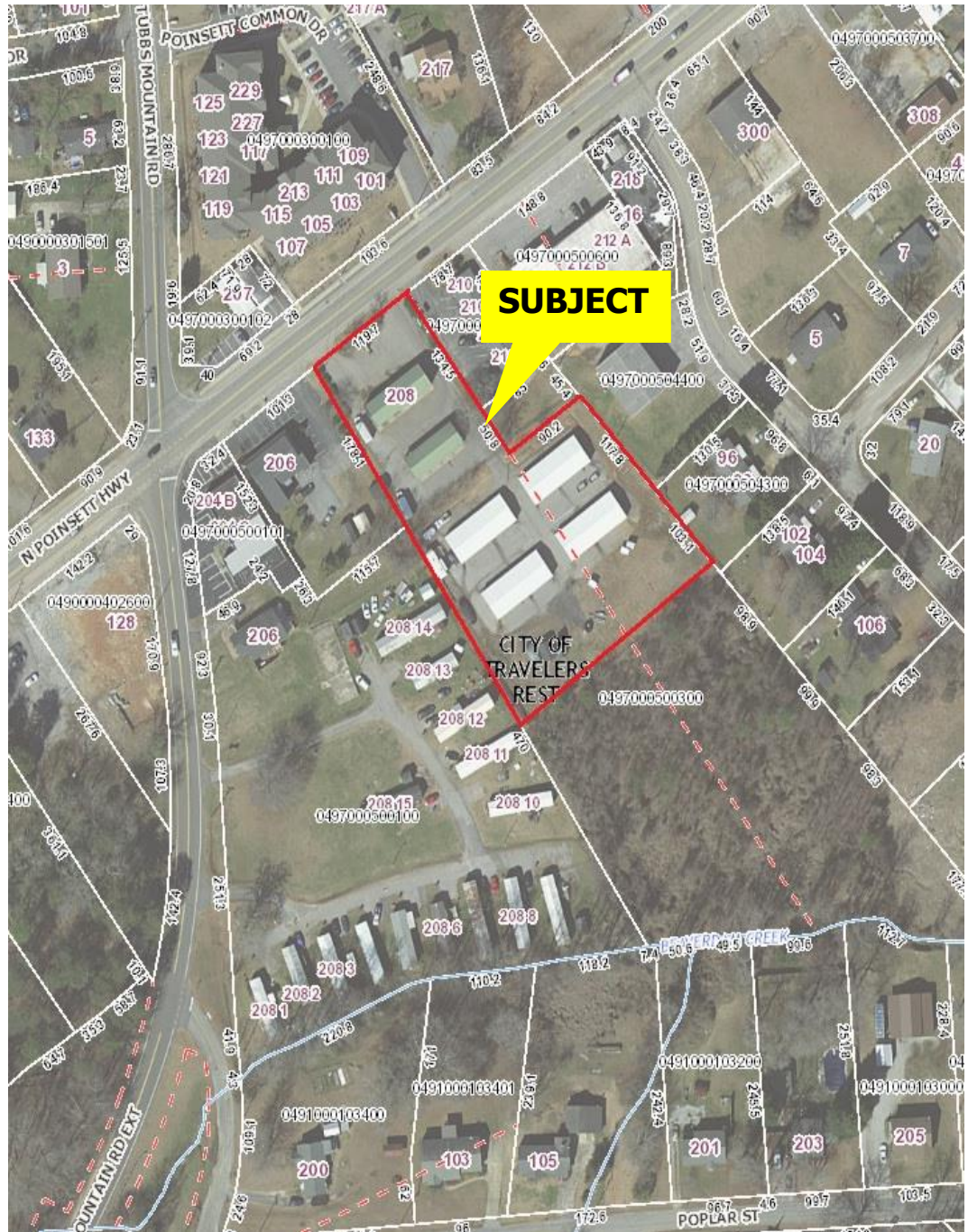
**Zoning:**  
City of Travelers Rest  
S-1

**Tax Map:**  
0497000500300

**Taxes:**  
\$10,144.49

## Available For Sale

### 208 Poinsett Hwy, Travelers Rest, SC 29690



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.



**208 Poinsett Hwy, Travelers Rest, SC 29690**



Directions:	Bon Secours Arena	to	Cherry Dale	2.7 Miles
	Cherry Dale	to	Walmart (Travelers Rest)	5.6 Miles
	Walmart	to	Hawkins Street (Coleman Ford left)	1.0 Miles
	Hawkins St	to	Poinsett (turn left)	.1 Miles
	Poinsett	to	Car Wash	.3 Miles
Total Mileage from Bon Secours Arena				9.7 Miles

**Directions: E. North Street at Bon Secours Arena to Rutherford Street which becomes Poinsett (276). At “Y” take US 25 North to Hawkins Street, turn left, go to Poinsett, turn left, car wash on the left across from Mobile Home Park.**

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## 208 Poinsett Hwy, Travelers Rest, SC 29690 Location Map



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### Survey



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