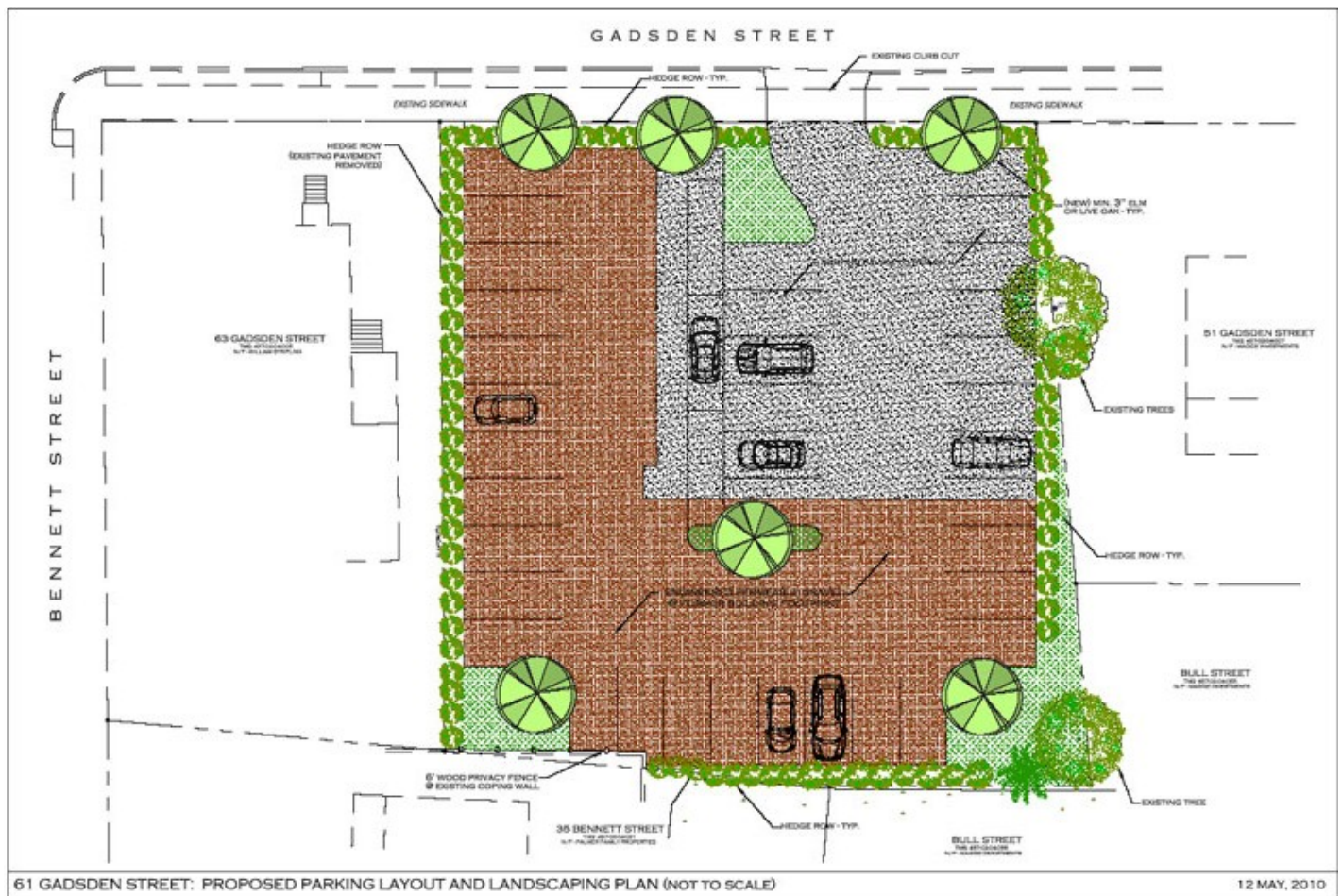
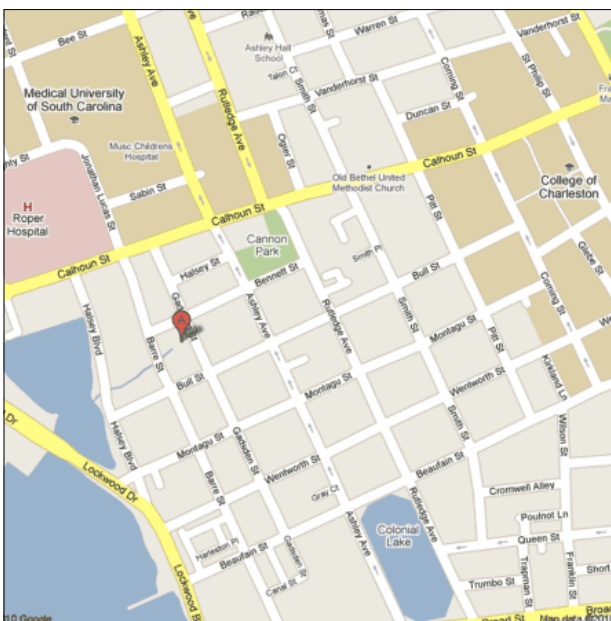


# Great Investment Potential — South of Calhoun



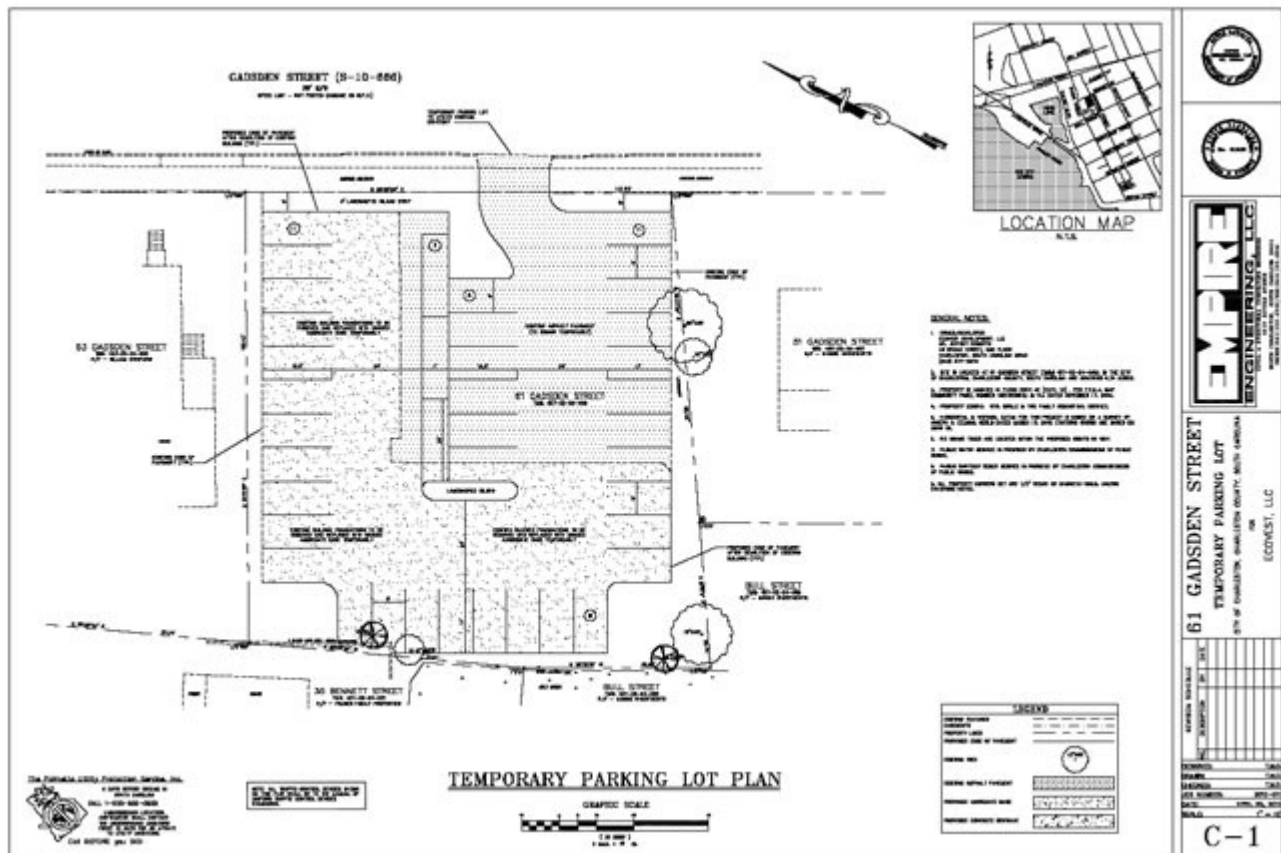
**61 Gadsden Street, Charleston, SC 29401 | 0.41 Acre | \$524,000**



Medical office building sits on this parcel, but the value is in the land and pre-approved City plans for parking lot. Superb location — south of Calhoun, one block to MUSC, short walk to College of Charleston. Large lot (0.41 acre). For a purchase price of \$634,00, seller is offering to remove current structure and build a fully-zoned and approved, fully-functional, turn-key, 39-space parking lot and guarantee the first 6 months of rental income at \$90 per space (\$3510 gross rental income per month or \$42,120 per year). Investor can enjoy a great cap rate on a low-risk parking lot one block from 1000s of doctors, nurses, employees, and students from the MUSC and Roper Hospital that would pay a yield far better than bank rates and far less risky than any commercial tenant situation. Parcel may have future fee-simple residential subdivision potential as well. Seller is also offering a package deal that would include this parcel plus the two across the street, which currently park 30 cars, have been subdivided into 6 fee simple lots, and have been approved — subject to BAR conceptual design — for 6 elevated, custom built townhomes.

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# 61 Gadsden Street, Downtown Charleston



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