



OFFICE WAREHOUSE

Myrtle Beach, South Carolina

Address:	920 Shine Avenue, Myrtle Beach, SC
Legal Description:	Tax Map # 186-00-01-126, Lot 1, Block 13, MBAFB
Governing Authority:	City of Myrtle Beach
Zoning:	Mixed Use – Medium Density (MU-M)
Permitted Uses:	Office, Retail, Professional Services, Health Care, Restaurants
Utilities:	Natural Gas, Electric, Public Water/Sewer
Land Area:	2.27 Acres Frontage: 250'
Building Size:	8,400 Square Feet comprised of 4,437 SF Office, 1,865 SF Climate Controlled Storage, 2,486 SF Covered Storage, Customer One-Bay Drive-Through
Description:	Well maintained former Dominion Energy Myrtle Beach Operation Center. Located on the former Myrtle Beach Air Force Base adjacent to the high growth Market Common District. Constructed in 2000, available land for expansion. City of Myrtle Beach Zoning allows flexible use options.
Supplemental Data:	Survey, As Built Plans
Sales Price:	\$950,000
Contact:	Ken Marlowe, CCIM 843-902-3325 (mobile), 843-448-7653 (office) krmarlowe@hbsprings.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, change or price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed or assumed by either the broker or owner. All measurements are approximate.