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Goethe Cottages

217 GOETHE ROAD, BLUFFTON, SOUTH CAROLINA 29910



COMMERCIAL • OFFICE • FOR SALE OR LEASE



SALE PRICE **\$899,000**
 LEASE RATE **\$30.00 /SQFT MG**
 SALE TYPE **INVESTMENT**
 ZONING **NEIGHBORHOOD CORE HD**
 BLDG TYPE **MULTI-TENANT**
 CLASS **A**
 YEAR BUILT **2009**
 STORIES **2**

VACANCY **100%**
 GROSS BLDG **3,317 SQFT**
 TOTAL AVAIL **1,200 SQFT**
 AVAIL **1,200 TO 0 SQFT**
 CONTIG SPACE **1,200 SQFT**
 LAND AREA **.12 ACRES**
 MARKET **BLUFFTON / HILTON HEAD**
 SUB-MARKET **HISTORIC DOWNTOWN
BLUFFTON**

- Historic Downtown Bluffton Investment Opportunity
- Mixed Use Zoning
- High Quality Construction
- Beautiful Property with Shopping, Dining and Entertainment Options in Walking Distance
- High Growth - High Demand Area
- 1,200 sf Office / Showroom / Retail Space in Bluffton's Historic District
- Ideal for Office, Salon, Retailers looking for Prime Downtown Opportunity
- On site and street parking

Great opportunity for an investor or owner / user interested in a beautiful commercial property in the center of historic downtown Bluffton. The offering consists of two very well constructed buildings with two finished floors on .12

acres, with room for a finished third floor in the main building, if desired. There are numerous short term leases in place without renewal options, that may be extended if desired, or alternatively, the building can be converted to a single tenant occupancy at the expiration of the current lease terms.

The main building is configured with a beautifully appointed 1,200 +/- sf predominantly open space with private office and kitchenette on the ground floor with several private offices upstairs. Upscale finishes including real hardwood floors and tons of natural light from the windows. Additionally, there is a 1,200 sf two story carriage house with 600 square feet on each floor, currently leased by two separate tenants. There is a lovely courtyard and on site parking as well as street parking surrounding the property. The flexible zoning would allow for residential uses as well.

Beautiful ground floor unit consisting of approximately 1,200 sf of predominantly open space with private office and kitchenette. Upscale finishes including real hardwood floors. Tons of natural light from the windows. This would be a great showroom space for any retailer looking for a location in the historic district. Would also make a great collaborative work space or if preferred, the space could accommodate several additional offices. On site parking as well as street parking and lovely courtyard.

Located in the historic district of downtown Bluffton, adjacent to the Calhoun Street Promenade. Historic Downtown has become Bluffton's most sought after address. The property is surrounded by commercial and residential developments, with a plethora of exceptional dining, shopping and entertainment options within walking distance. The myriad of festivals and farmer's market have helped transform the Historic district into its own destination with locals and visitors. Easy access throughout the market and less than 30 minutes from downtown Savannah.

 1 Spaces



AVAILABLE: 1,200_{SqFt}
FLOOR: 1
MAX CONTIGUOUS: 1,200_{SqFt}

LEASE RATE: \$30.00_{MG}
DATE AVAIL: 2/1/2020

SUITE/UNIT: 100
MIN DIVISIBLE: 1,200_{SqFt}