

**FOR SALE**

*36,000 SF CLASS A OFFICE SPACE*



**1671 Belle Isle Ave  
Mt Pleasant, SC  
29464**

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**FOR MORE INFORMATION**



**FERRER COMMERCIAL**  
REAL ESTATE ADVISORS, LLC



# FOR SALE

## KEY HIGHLIGHTS

36,000 sf office building  
with long term  
GSA leases in place

2018 NOI: \$722,000

Core Factor: 12%

4/1000 parking ratio

Located off of desirable  
Long Point Road with easy  
access to I-526, shopping and  
dining establishments

TOTAL SITE AREA: 2.68 acres  
Multiple Tenancy Available  
Minimum Divisible: 1,995 SF  
Maximum Divisible: 36,000

## CALL FOR OFFERS

Due August 31, 2018

Visit [FerrerCREA.com/Belle-Hall-CFO/](http://FerrerCREA.com/Belle-Hall-CFO/)  
for complete details