



# OFFICE WAREHOUSE

Myrtle Beach, South Carolina

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<b>Address:</b>	920 Shine Avenue, Myrtle Beach, SC
<b>Legal Description:</b>	Tax Map # 186-00-01-126, Lot 1, Block 13, MBAFB
<b>Governing Authority:</b>	City of Myrtle Beach
<b>Zoning:</b>	Mixed Use – Medium Density (MU-M)
<b>Permitted Uses:</b>	Office, Retail, Professional Services, Health Care, Restaurants
<b>Utilities:</b>	Natural Gas, Electric, Public Water/Sewer
<b>Land Area:</b>	2.27 Acres <b>Frontage:</b> 250'
<b>Building Size:</b>	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
<b>Description:</b>	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.
<b>Supplemental Data:</b>	Survey, As Built Plans
<b>Sales Price:</b>	\$950,000
<b>Contact:</b>	Ken Marlowe, CCIM 843-902-3325 (mobile), 843-448-7653 (office) <a href="mailto:krmarlowe@hbsprings.com">krmarlowe@hbsprings.com</a>

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