



CHARTER ONE | COMMERCIAL
REALTY

**1800 BOUNDARY STREET
BEAUFORT, SC 29902**

Highway Frontage | .57 Acres | 14,820 SqFt | \$895,000



Two large highway frontage buildings on Boundary street in historic Beaufort SC. Great visibility with a traffic count in excess of 21,000 The front building is 8520 square feet fully climatized with 15-foot clearance. The rear building is 6300 square feet 12-foot clearance with a climatized office. The city has zoned this property T5 Urban corridor which allows higher density retail, mixed use, multi family. There is ample paved parking beside and in between the buildings.



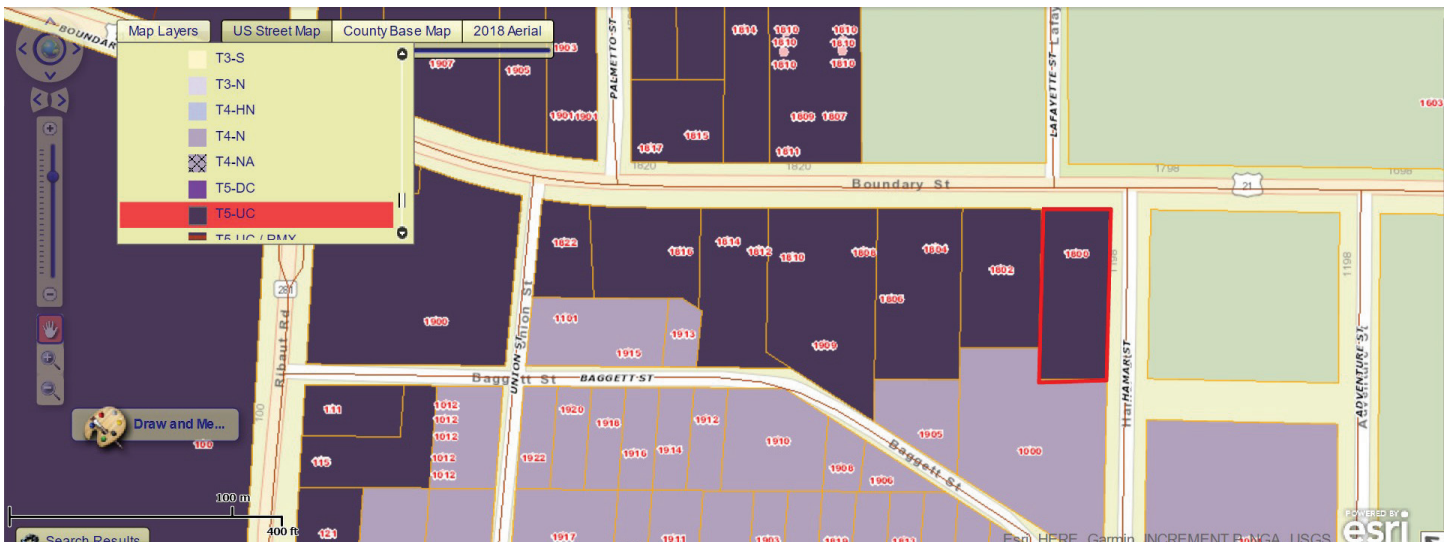
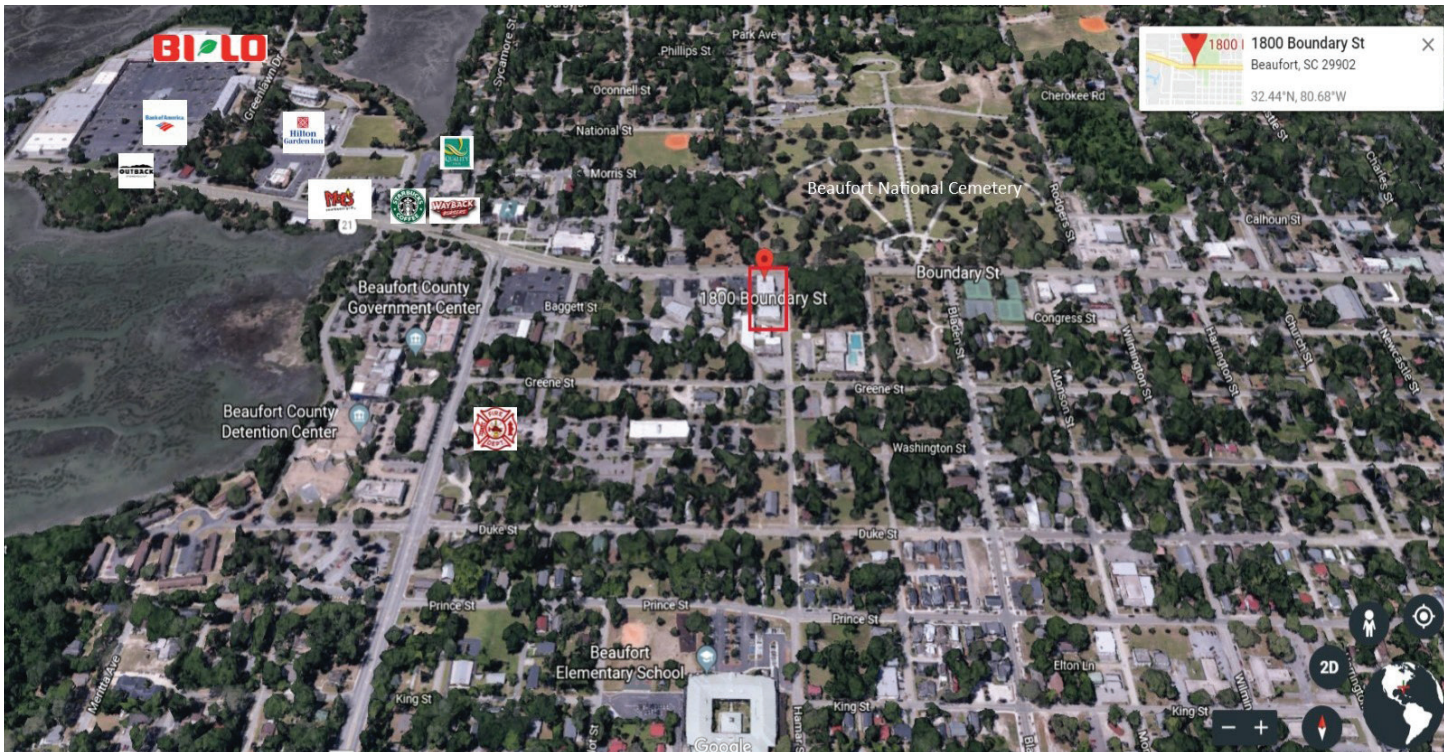
Hwy Frontage: 102' | **Road Access:** Hwy 21/Boundary Street & Hamar Street

Zoning: T5-UC | **Zoning Entity:** Beaufort City

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T5-Urban Corridor District (T5-UC)

The T5-Urban Corridor district consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments located along primary thoroughfares. A tight network of streets allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape.

