

SE  
MG

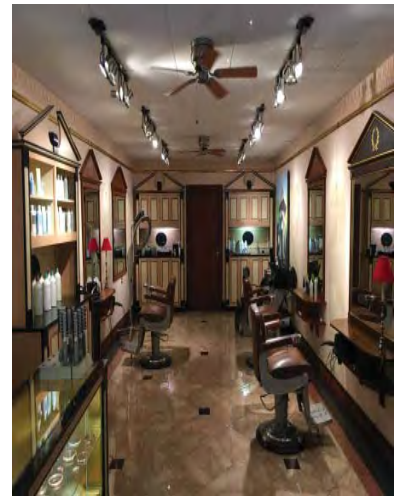
BUY. MANAGE. SELL.

S O U T H E A S T E R N M A N A G E M E N T G R O U P



presents:

251  
Meeting



## 251 MEETING STREET RETAIL FOR SALE

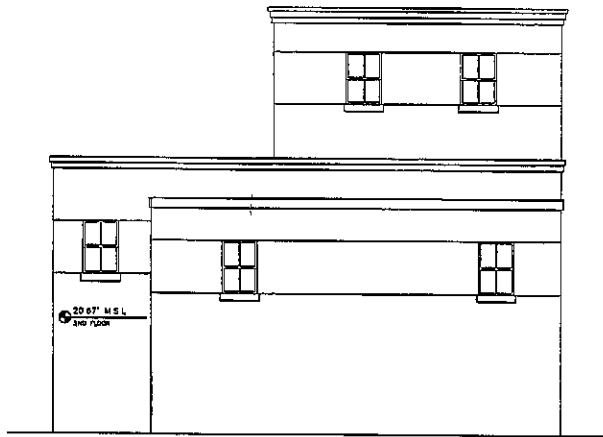
▲ Purchase Price      \$375,000.00

- ▲ Great Location at Meeting Street & Wentworth Street
- ▲ Nice visibility and walk-by traffic
- ▲ Excellent Location in the Heart of the Downtown Shopping District

contact:

Chad Yonce, CCIM, CPM  
843.577.8595 x 12  
yonce@semgsc.com

151 King Street  
Charleston, SC 29401  
www.semgsc.com



(B) REAR ELEVATION  
A201 SCALE 3/8" = 1'-0"



(BA) MEETING STREET ELEVATION  
A201 SCALE 3/8" = 1'-0"



(A) WENTWORTH STREET ELEVATION  
A201 SCALE 3/8" = 1'-0"

NOTES

**DISCLAIMER**  
THIS DOCUMENT IS PROVIDED TO COMPLY WITH THE REQUIREMENTS OF THE ARCHITECTS WITH DISABILITIES ACT (ADA). ARCHITECTS AND ENGINEERS ARE NOT LICENSED TO PROVIDE LEGAL OR ENGINEERING CONSULTING SERVICES OR TO PROVIDE LEGAL OPINIONS. THE OWNER SHOULD HAVE THIS DOCUMENT REVIEWED BY HIS ATTORNEY TO DETERMINE IF IT COMPLIES WITH ADA AND OTHER LAWS.

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MASTER FILE INFORMATION  
REVISIONS



Richard S. Sloop/Architect Inc  
12 vanderhorst street  
Charleston, South Carolina  
8 4 3 5 7 7 5 5 8 8

251 MEETING STREET  
251 Meeting Street  
Charleston, South Carolina

**A201**

EXTERIOR ELEVATIONS  
3/16" = 1'-0"

April 25, 2021

BL R 369PG025

NOTES

**DISCLAIMER**  
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MASTER USED INFORMATION

REVISIONS



richard s sloop/architect inc  
12 vanderhorst street  
charleston, south carolina  
8 4 3 5 7 7 5 5 8 8

251 MEETING STREET  
251 Meeting Street  
Charleston, South Carolina

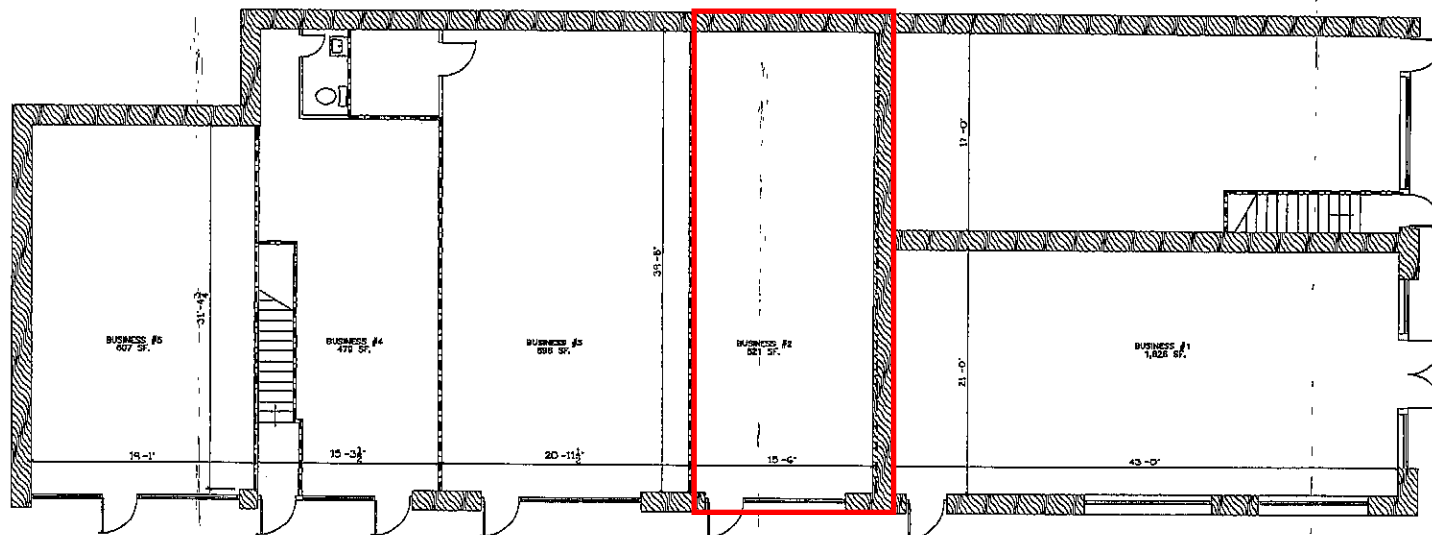
**A101**

FLOOR  
PLANS  
3/16" = 1'-0"

April 20, 2001

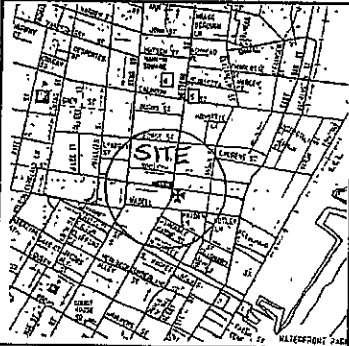
**GENERAL NOTES**

THESE DRAWINGS WERE PREPARED FROM CONSTRUCTION DOCUMENTS PREPARED BY GLICK/SCHMITT AND ASSOCIATES IN NOV 2 1982 "WENTWORTH + MEETING STREET" CHARLESTON, SOUTH CAROLINA. VERTICAL DIMENSIONS FOR ELEVATIONS WERE PROVIDED BY STANTEC SURVEYING.



**A1** FIRST FLOOR PLAN  
SCALE 3/16" = 1'-0"





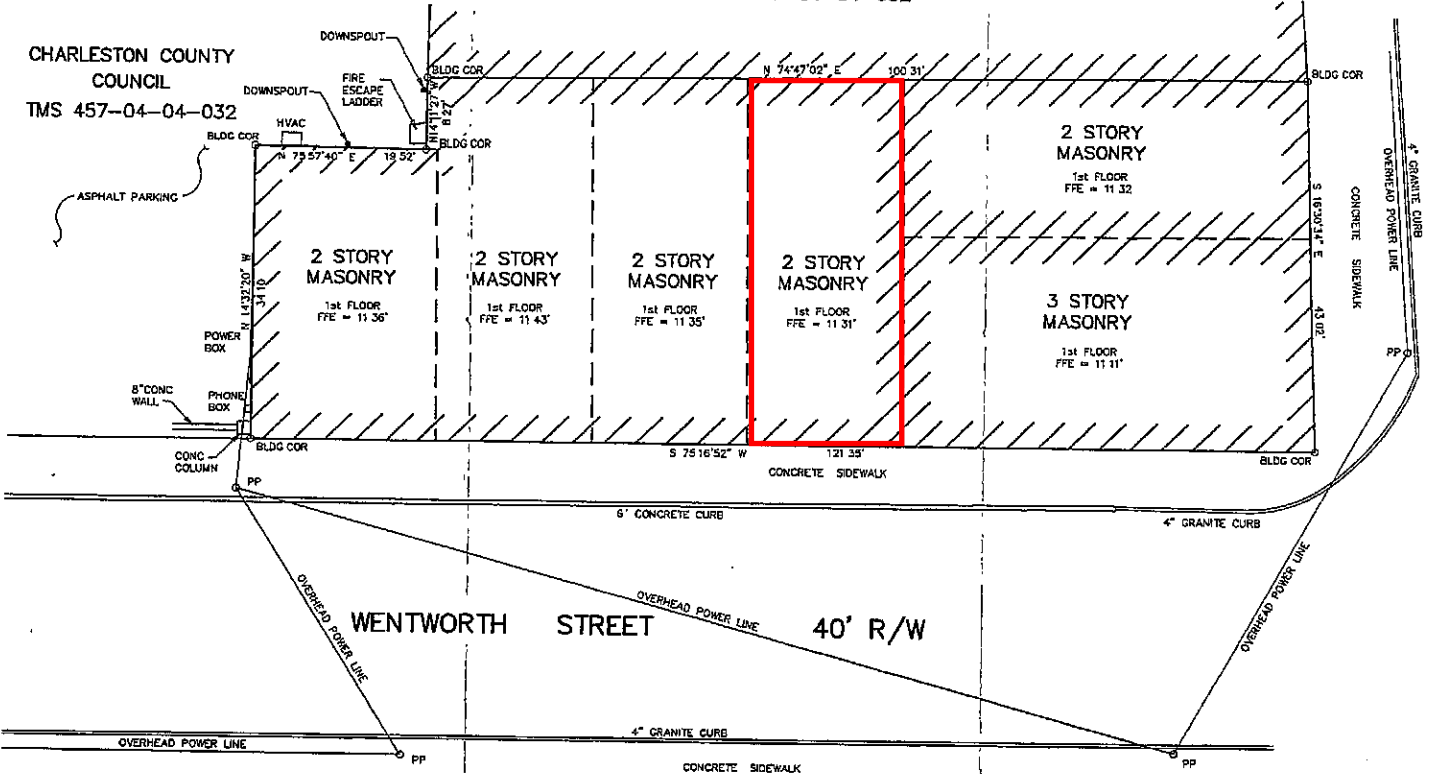
M R 369PG824



LOCATION MAP  
NOT TO SCALE

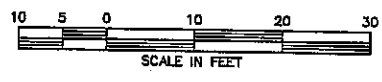
CHARLESTON COUNTY COUNCIL  
TMS 457-04-04-032

CHARLESTON COUNTY  
COUNCIL  
TMS 457-04-04-032



I, WILLIAM M FERGOUSON, a Professional Land Surveyor of the State of South Carolina, hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of Minimum Standards Manual for the Principles of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein, since there are no visible encroachments or objections other than shown.

WILLIAM M FERGOUSON  
LAND SURVEYOR  
S.C. Reg No. 17223  
2-26-01



- LEGEND
- BLDG COR - BUILDING CORNER
  - PP - POWER POLE
  - HVAC - HEATING VENTILATION AIR CONDITIONING
  - FFE - FINISHED FLOOR ELEVATION

EXHIBIT  
A

MEETING STREET 66' R/W



Stantec Consulting Inc.  
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Charleston, SC U.S.A.  
29403  
Tel 843.577.4926  
Fax 843.723.0440  
www.stantec.com

**Stantec**

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Consultants

Notes

REFERENCE PLATS  
JOSEPH NEEDLE DATED MAY 18, 1961, RECORDED IN PLAT BOOK Q, PAGE 4 IN THE CHARLESTON COUNTY R.M.C. OFFICE  
JOSEPH NEEDLE DATED NOVEMBER 24, 1964 RECORDED IN PLAT BOOK S, PAGE 28 IN THE CHARLESTON COUNTY R.M.C. OFFICE  
JAMES WHITE DATED AUGUST 24, 1981 RECORDED IN PLAT BOOK AT, PAGE 166 IN THE CHARLESTON COUNTY R.M.C. OFFICE  
JOEL P. PORCHER DATED APRIL 22, 1983 RECORDED IN PLAT BOOK AX, PAGE 35 IN THE CHARLESTON COUNTY R.M.C. OFFICE

BY FEMA FIRM 455412 0022 D DATED NOVEMBER 5, 1986, INDEX DATE NOVEMBER 4, 1992 THIS PROPERTY IS LOCATED IN FLOOD ZONE A7, ELEV 15

Revision	By	Appd	Date

File Name	ADW	WJF	FEB 5, 2001
	Drawn	Chkd	Design

Permit-Seal



Client/Project  
PREPARED FOR  
KINGFISHER INVESTMENTS, LLC  
251 MEETING STREET  
CITY OF CHARLESTON  
CHARLESTON COUNTY, SOUTH CAROLINA

Title  
REGIME SURVEY AND PLOT PLAN  
TMS 457-04-04-050

Project No	Scale	
MIS178.ABMD	1" = 10'	
Drawing No	Sheet	Revision
LL-2317	1 of 1	0



SOUTHEASTERN  
MANAGEMENT GROUP

BUY. MANAGE. SELL.

## 251 Meeting Street Unit 2

	<u>SQFT</u>		<u>\$/SQFT</u>		<u>Monthly</u>	<u>Annually</u>
Retail Unit 2 - Vacant	621	\$	38.65	\$	2,000.00	\$ 24,000.00
NNN		\$	10.30	\$	533.27	\$ 6,399.28
Annual Income				\$	2,533.27	\$ 30,399.28

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<u>Expenses</u>			<u>Monthly</u>	<u>Annually</u>
Real Estate Taxes (2020)	TMS 457-04-04-137	\$	246.11	\$ 2,953.28
User Fee (2020)		\$	7.17	\$ 86.00
Regime Fee		\$	280.00	\$ 3,360.00
Total Expenses		\$	533.27	\$ 6,399.28
Net Operating Income		\$	2,000.00	\$ 24,000.00

Potential Purchase Price	\$ 375,000.00	\$	603.86	psf
Capitilization Rate	6.40%			