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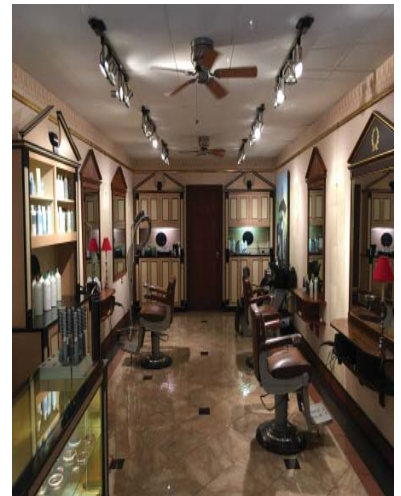
BUY. MANAGE. SELL.

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

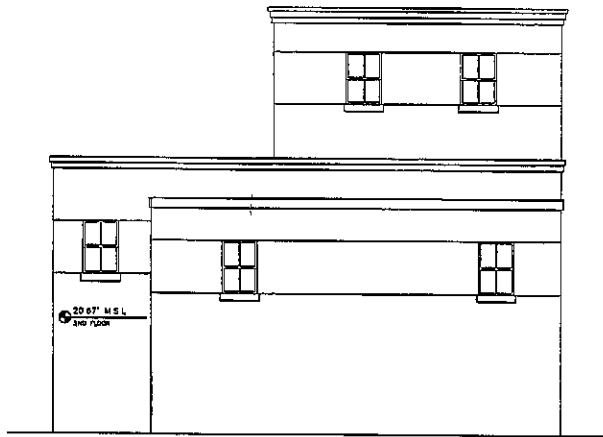
▲ Purchase Price \$395,000.00

- ▲ 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 3/16" = 1'-0"



(BA) MEETING STREET ELEVATION
A201 SCALE 3/16" = 1'-0"



(A) WENTWORTH STREET ELEVATION
A201 SCALE 3/16" = 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. 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 PLOT 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

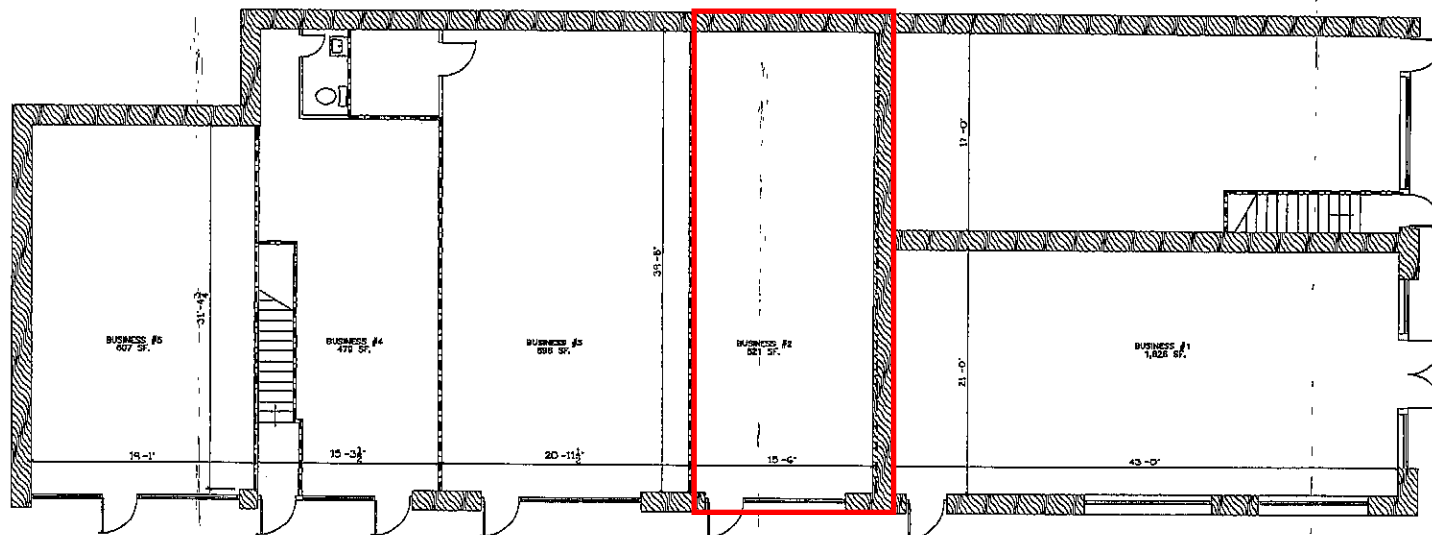
A101

FLOOR
PLANS
3/8" = 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: 3/8" = 1'-0"



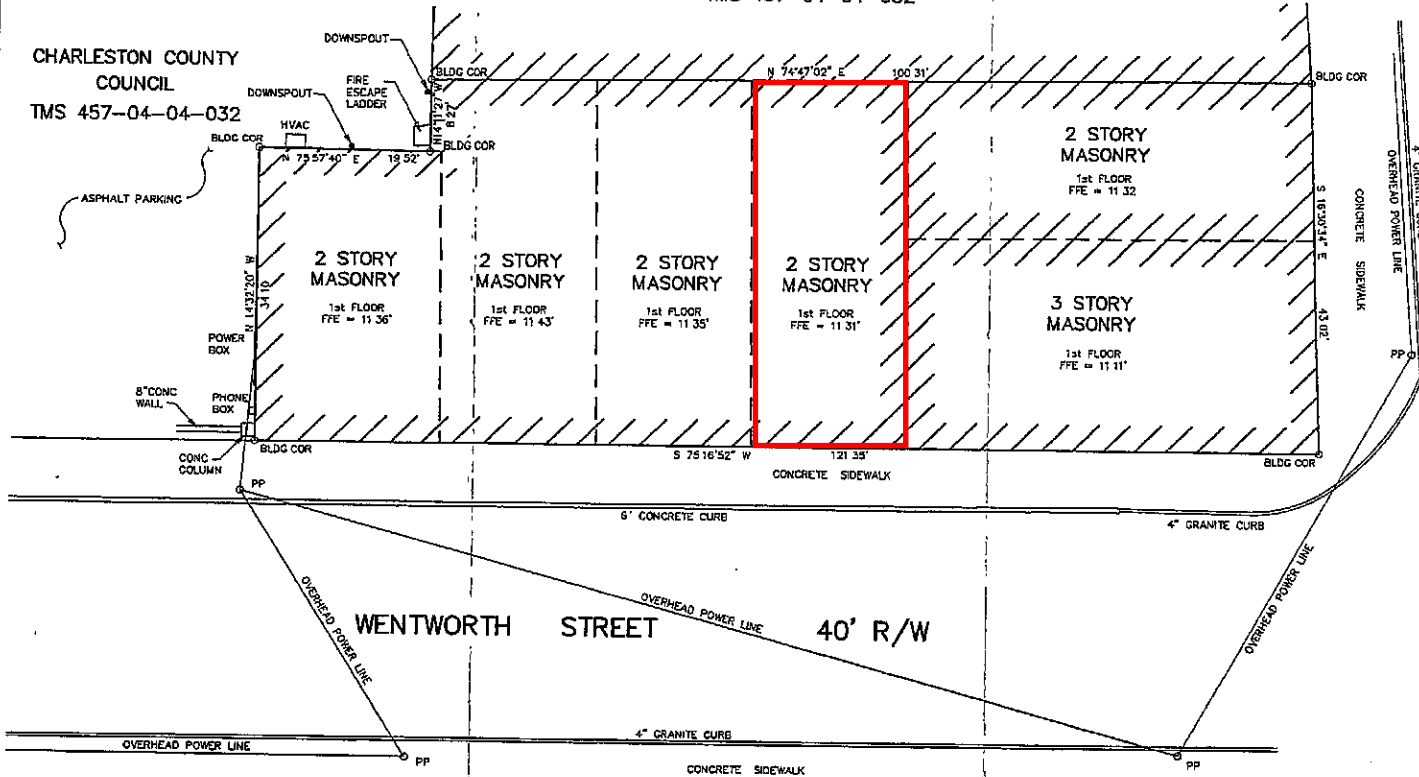


M R 369PG824



CHARLESTON COUNTY COUNCIL
TMS 457-04-04-032

CHARLESTON COUNTY COUNCIL
TMS 457-04-04-032



MEETING STREET 66' R/W

WENTWORTH STREET 40' R/W

I, WILLIAM M FERGUSON, 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. Ferguson
WILLIAM M. FERGUSON
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



Stantec Consulting Inc.
990 Morrison Drive
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 85 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: _____ HMF: _____ FEB 5, 2001
Dwn: _____ Chld: _____ Dgn: _____ Date: _____



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



**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**

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		\$	12.72	\$	658.27	\$ 7,899.28
Annual Income				\$	2,658.27	\$ 31,899.28

<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
Flood Insurance		\$	125.00	\$ 1,500.00
Total Expenses		\$	658.27	\$ 7,899.28
Net Operating Income		\$	2,000.00	\$ 24,000.00

Potential Purchase Price	\$ 395,000.00	\$	636.07	psf
Capitilization Rate	6.08%			