

# Investment Property For Sale

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**135 Botanical Circle,  
Travelers Rest, SC 29690**

Located in the Cliffs at Mountain Park.  
<https://cliffsliving.com/community/the-cliffs-at-mountain-park/>



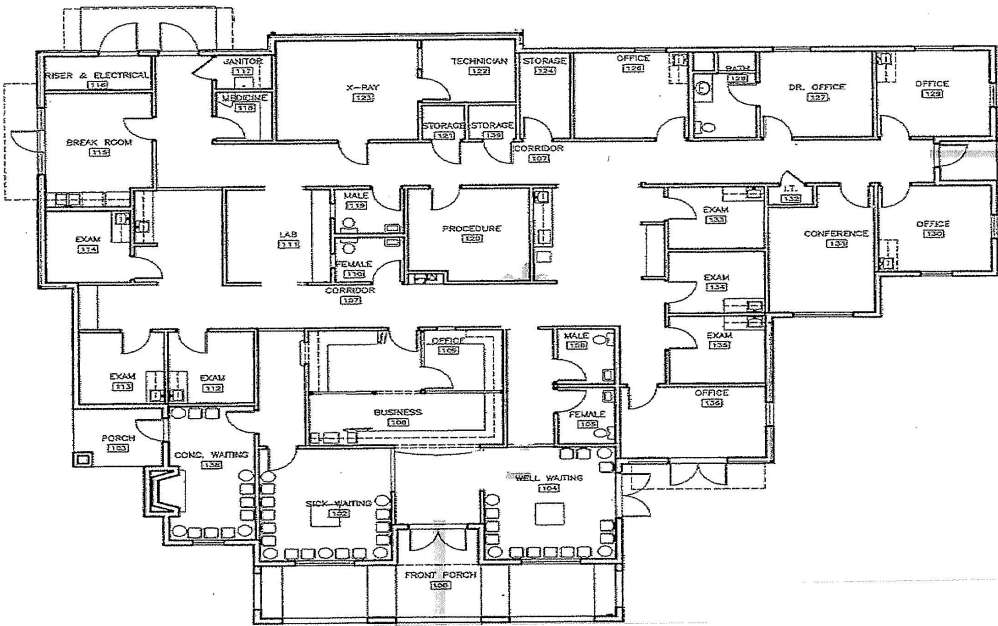
## Demographics (2017)

	1-MILE	3-MILE	5-MILE
POPULATION	282	2,235	9,098
AVERAGE HH INCOME	\$83,125	\$77,552	\$72,225

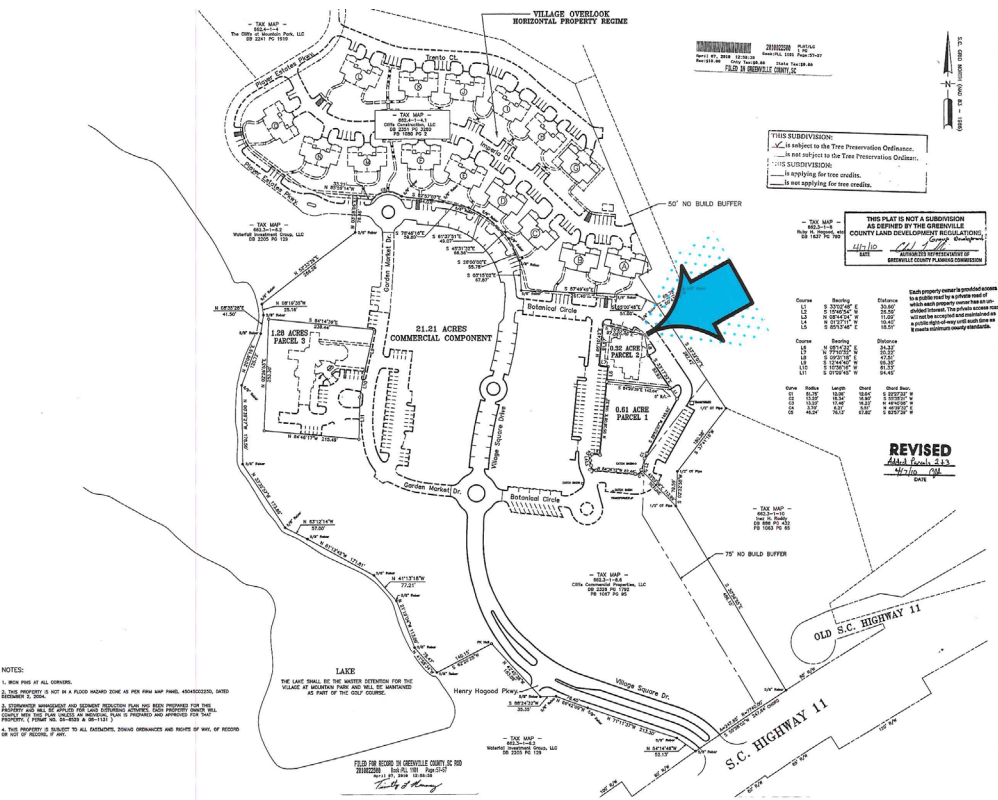


# 135 Botanical Circle, Travelers Rest, SC

## FLOOR PLAN



## PLAT



## 135 Botanical Circle, Travelers Rest, SC

### LEASE SUMMARY

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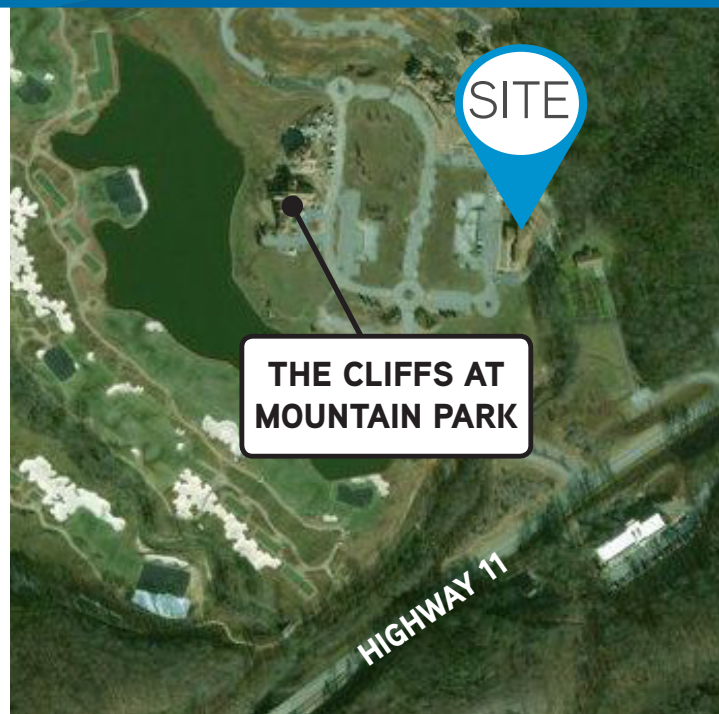
<b>Lessor:</b>	Enigma Corporation
<b>Lessee:</b>	Spartanburg Regional Health Services District, Inc.
<b>Base Term:</b>	9/1/15 - 8/31/20
<b>9/1/17 - 8/31/18</b>	\$76,712.88
<b>9/1/18 - 8/31/19</b>	\$78,049.92
<b>9/1/19 - 8/31/20</b>	\$79,445.88
<b>Renewal Option:</b>	1 - 3 Year w/ 180 Day Notice (2%+ annually)
<b>Property Taxes:</b>	Lessee Reimburses (\$13,711.24 / '17)
<b>Insurance:</b>	Lessee Reimburses (\$969 / '17)
<b>Lessor Responsibilities:</b>	Foundation Roof Parking Areas Exterior Wall Structure HVAC over \$1,000 annually w/ Tenant required service contract
<b>Lessee ROFR:</b>	No
<b>Square Footage:</b>	5,816+/-
<b>Parcel Size:</b>	.32+/- acres
<b>Construction:</b>	2008
<b>Sprinkled:</b>	Yes
<b>Alarm System:</b>	Yes
<b>Tax Value:</b>	\$810,070
<b>Association/CAM Fees:</b>	Tenant pays \$172/mo

# 135 Botanical Circle, Travelers Rest, SC

## BUILDING AMENITIES

- Available: ±5,816 SF
- ±0.32 AC
- Investment sale
- Medical office building
- No zoning
- Leased to: Spartanburg Regional Health
- Sale Price: \$875,000
- 8.9% CAP

## INTERIOR PHOTOS



## CONTACT US

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