

FOR SALE

HIGH PROFILE LOCATION IN DOWNTOWN CHARLESTON

90 BULL STREET • CHARLESTON, SC 29401



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BEACH
COMMERCIAL



PROPERTY OFFERING

► OFFERING SUMMARY

Beach Commercial, LLC, as the exclusive agent to market this property, is pleased to offer this rare ±4,167 sf historic building with retail on the ground floor and residential units on the second and third floors in Downtown Charleston, South Carolina.

► HIGHLIGHTS

- Located in Downtown Charleston walking distance to MUSC, City Marina, and Colonial Lake
- Approximately 4,167 sf historic building
- High profile location on the hard corner of Rutledge Avenue and Bull Street
- 1,500 sf ground-floor commercial space currently occupied by a drop-off laundry service
- Second floor residential unit of 1,333 sf with a roof-top deck
- Third floor residential unit of 1,334 sf
- Six off-street parking spaces
- Offered at \$2,975,000
- Charleston County Tax ID No. 712-00-00-014
- SC MLS # 31006976

► EXCLUSIVE LISTING AGENT

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DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Residential RE nor the Agent make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

PROPERTY OVERVIEW



► 90 BULL STREET • CHARLESTON, SC 29401

FIRST TIME ON THE MARKET IN 50 YEARS!

Unique historic building with retail on the ground floor and residential units on the second and third floors. This property boasts a high profile location on the hard corner of Rutledge Avenue and Bull Street.

The property has six off street parking spaces, a 1,500 sf commercial space on the ground floor currently occupied by a drop-off dry cleaners, a $\pm 1,333$ sf residential unit on the second floor, and another $\pm 1,334$ sf residential unit on the third floor.

This building could easily be converted back to a large single family home with significant parking or could be utilized as a *live/work* opportunity with your business on the ground floor. There is the potential to purchase the property as an investment and have both commercial and residential tenants.

This property is priced aggressively at only \$714 per square foot. The Seller is willing to transfer to the Buyer an assumable mortgage for approximately \$490,000 at a 3% rate as of January 1, 2026.

► MARKETING STATISTICS (2023)

Demographics within a 3-mile radius:

- Daytime population $\pm 166,000$
- Average Household Income \$145,680
- Number of Households 24,340

PROPERTY PHOTOS



PROPERTY PHOTOS



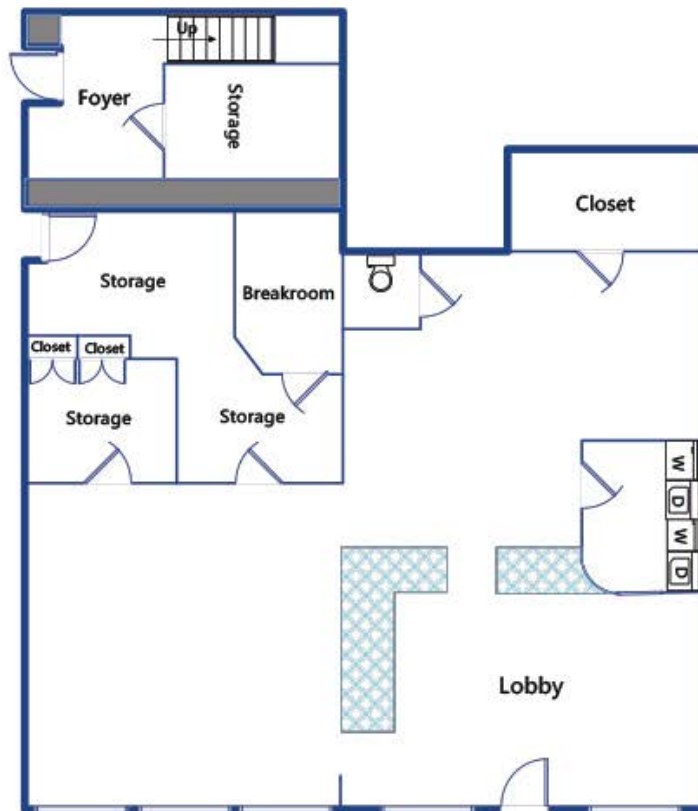
PROPERTY PHOTOS



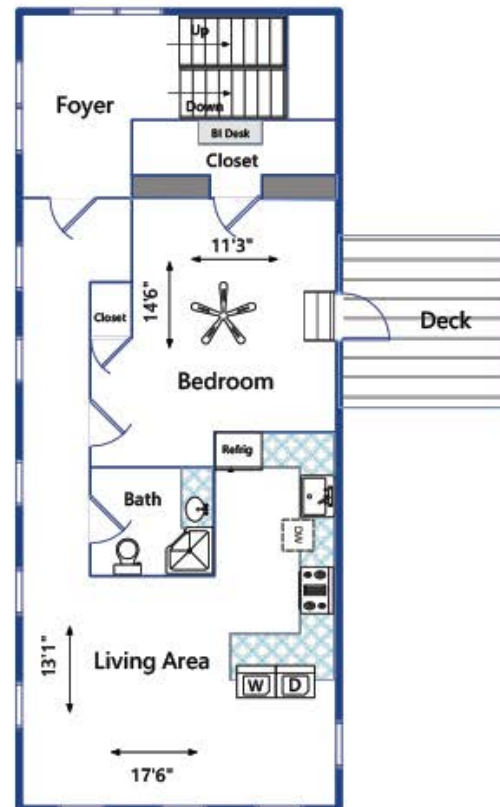
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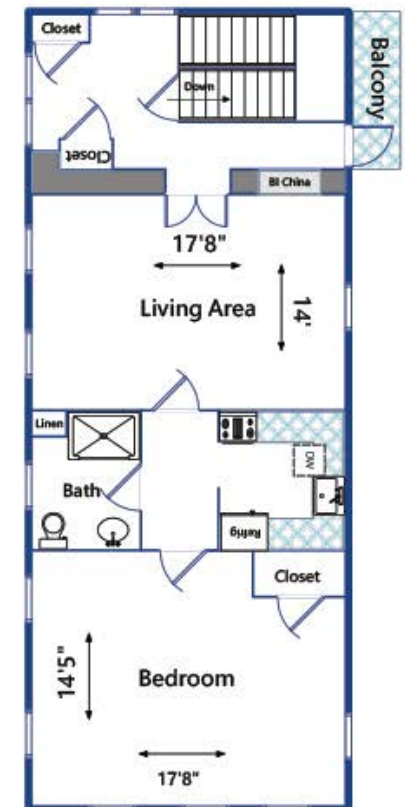
FLOORPLANS



GROUND FLOOR RETAIL

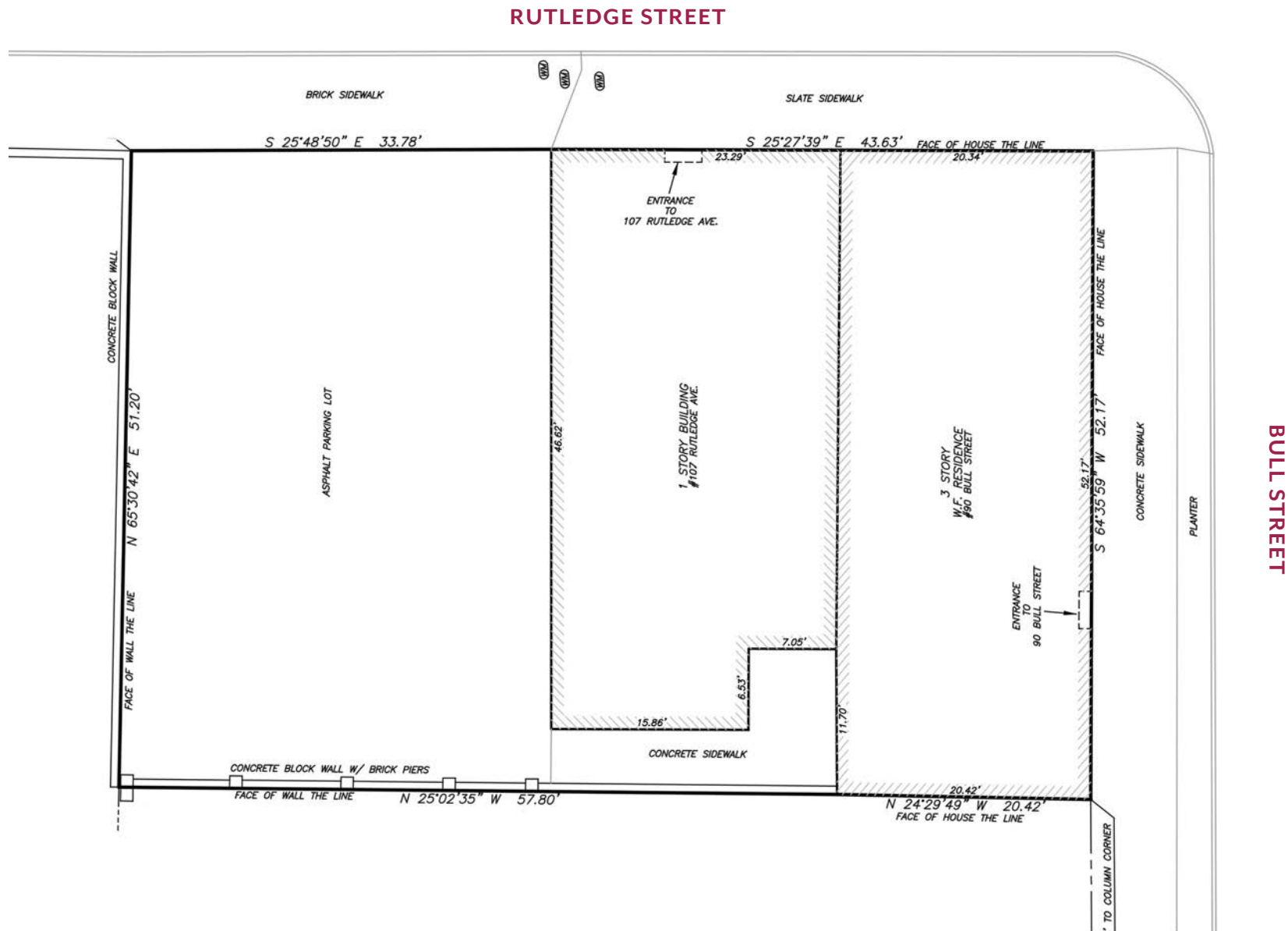


2ND FLOOR RESIDENTIAL

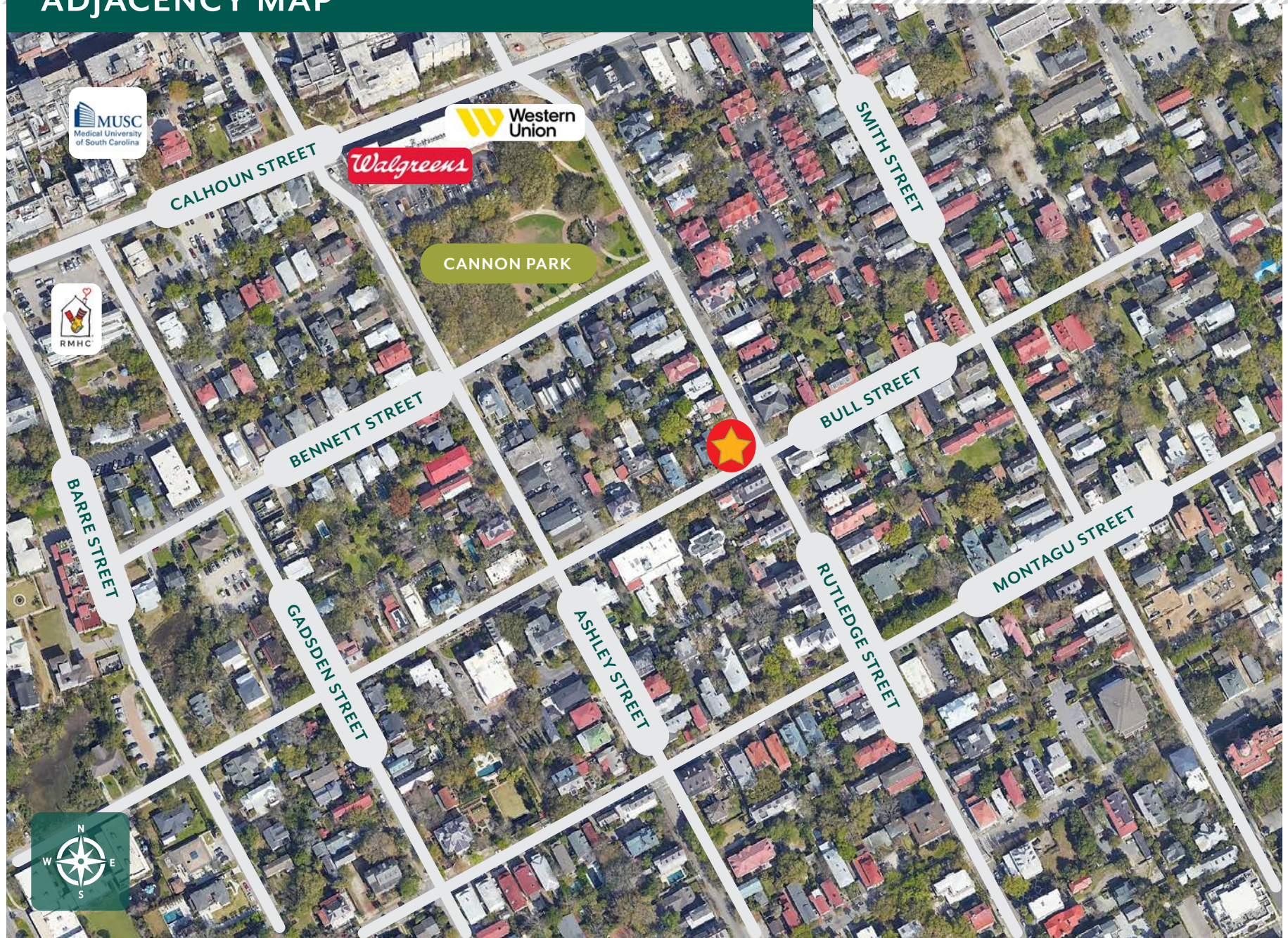


3RD FLOOR RESIDENTIAL

PROPERTY SURVEY



ADJACENCY MAP



PROXIMITY MAP

