


**Sale Price:**
$1,350,000

**Lease Rate:**
$11.50/SF
NNN

**CONTACT**

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**FOR SALE OR LEASE**

# ±6,750 SF Flex Building Highly Visible on Broad River Road

## 1231 Broad River Road | Columbia, SC 29210

### Highlights

- Well-maintained two-level building (former event space)
- Large parking area
- Multiple rollup doors and storage areas
- Kitchenette
- Restrooms on both floors
- Prime location in busy commercial corridor

1231 Broad River Road is situated just past the intersection of Bush River and Broad River Roads. This location is highly visible, with approximately 23,400 vehicles passing by each day. It is conveniently located about two minutes from Interstate 20, three minutes from Interstate 26 and five minutes from downtown Columbia.

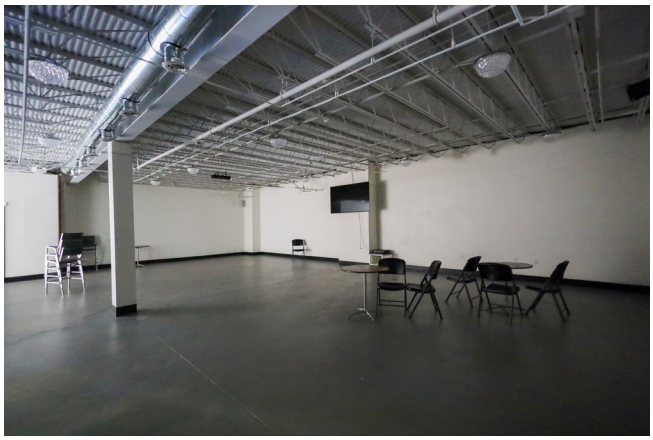
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**FOR SALE OR LEASE**

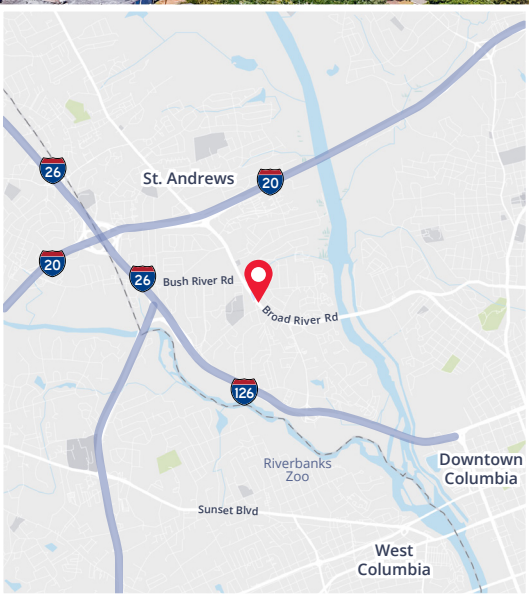











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