

MIXED USE DEVELOPMENT OPPORTUNITY

645 East Bay Street, Charleston, SC 29403

FOR SALE



645 East Bay St



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC



HISTORIC DISTRICT
REAL ESTATE
**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

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OFFERING SUMMARY



Mixed-Use Development Opportunity

Introducing a rare development opportunity in one of Charleston's most dynamic downtown corridors. Positioned on East Bay Street with direct views toward the Ravenel Bridge, this property offers the ability to construct three units across three stories, combining residential and commercial in a highly desirable, high-visibility location.

Situated within the SC Opportunity Zone and falling under Diverse Residential (DR-2F) zoning, the site supports flexible mixed-use development. The property is further guided by special district overlays including the Old City District, Old City Height District, and the Amusement and Recreation District, reinforcing both its historic character and long-term value potential.

The site encompasses approximately 0.11 acres with approximately 4,791SF of ground coverage allowable and up to three stories of vertical construction (per applicable zoning and planning guidelines). This is one of the few remaining opportunities to develop multiple units in the downtown Charleston core with this level of frontage, accessibility, and view corridor.



PRICE

\$1,449,000



ACRES

0.11



ZONING

MU-1/WH Commercial
Old City District & Old City Height District
Opportunity Zone
Amusement and Recreation Zone



BUILDING SIZE

±5,394 SF



TAX ID

459-06-04-021

OFFERING SUMMARY

Location Highlights:

- One block from the Cigar Factory redevelopment
- Immediate proximity to the Union Pier redevelopment transformation corridor
- Excellent visibility and access along East Bay Street
- Harbor and Ravenel Bridge view corridors from upper levels
- Walkable to local dining, retail, and waterfront amenities

Proposed Program (Full Construction Set Conveys):

- First Floor: $\pm 1,093$ SF commercial office suite
- Second Floor: $\pm 1,588$ SF condo residence with harbor views
- Third Floor / Fourth Level: $\pm 2,713$ SF two-story, 3BR / 2.5BA condo with harbor views and a private rooftop deck

Parking:

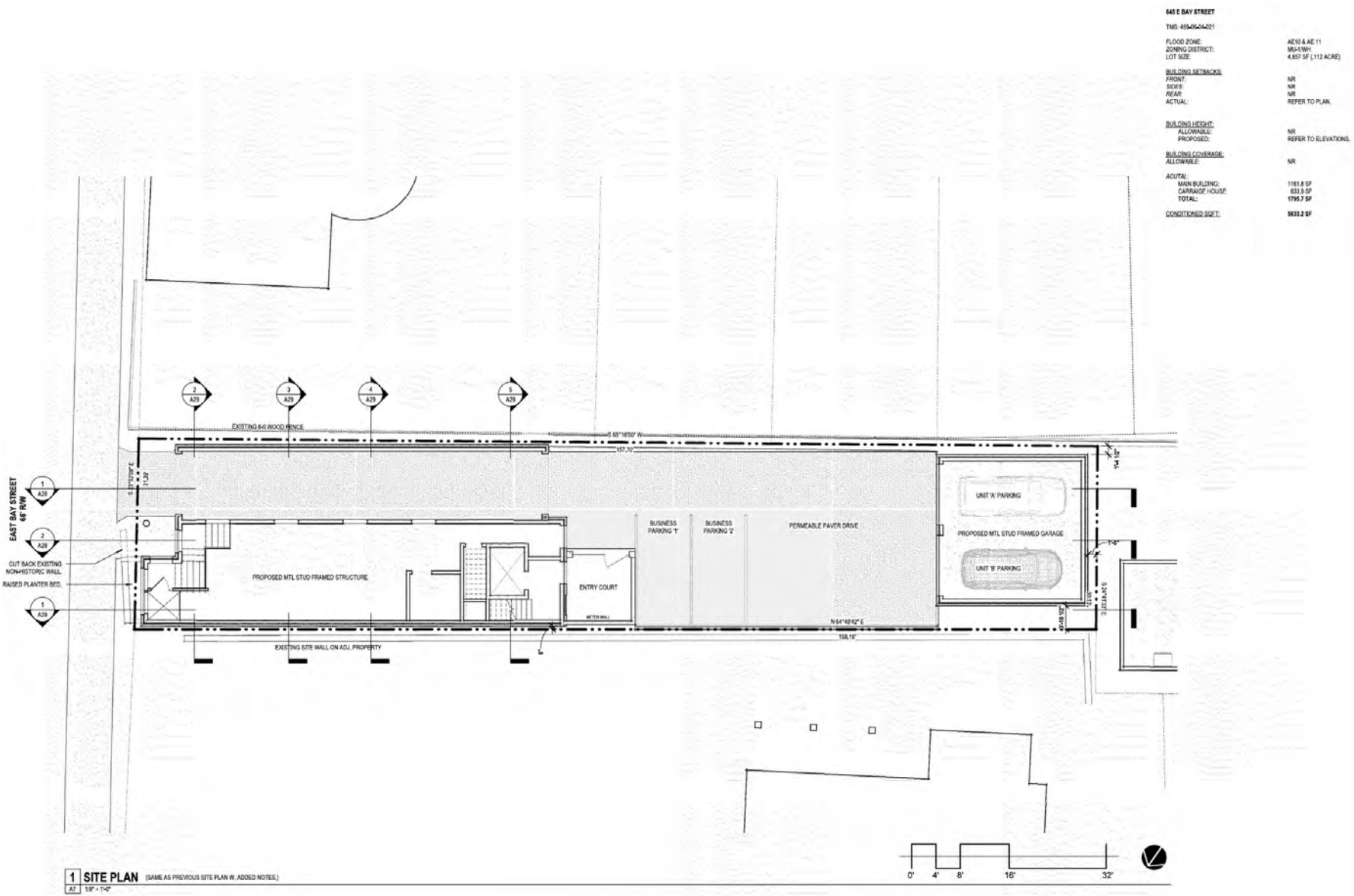
- Two (2) dedicated parking spaces for the office user
- Two (2) dedicated parking spaces for the residential units (detached garage)
- Total: Four (4) private parking spaces

Total Proposed Building Area: $\pm 5,394$ SF

This offering provides a shovel-ready path forward for investors, owner-users, or residential developers seeking a high-quality boutique mixed-use asset in a premier Charleston location. The conveyance of a completed architectural and construction plan set materially reduces both design timeline and development risk, positioning the next owner to move efficiently into permitting and execution.



SITE PLAN



MIXED USE DEVELOPMENT OPPORTUNITY

AERIAL



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AERIAL



MIXED USE DEVELOPMENT OPPORTUNITY

BUILDING



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RETAIL MAP





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HISTORIC DISTRICT
REAL ESTATE



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