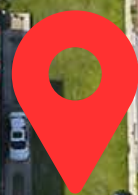


FOR SALE



Ansonborough Charleston Lot | 23 Aiken St, Charleston, SC 29403

James A. Dingle

843.822.4311

jdingle@cbcatlantic.com

DingleRealEstate.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

VACANT LOT FOR SALE

PROPERTY OVERVIEW

POSITIONED IN THE HEART OF CHARLESTON'S RAPIDLY GROWING UPPER PENINSULA, 23 AIKEN STREET OFFERS A RARE OPPORTUNITY TO DEVELOP IN ONE OF THE CITY'S MOST DYNAMIC AREAS. THIS VACANT PARCEL IS BUILDABLE, MAKING IT IDEAL FOR RESIDENTIAL OR INVESTMENT USE.

SURROUNDED BY NEW DEVELOPMENT, REVITALIZED PROPERTIES, AND CLOSE PROXIMITY TO DOWNTOWN CHARLESTON, THIS LOCATION PROVIDES BOTH CONVENIENCE AND LONG-TERM UPSIDE. ENJOY EASY ACCESS TO LOCAL DINING, SHOPPING, HAMPTON PARK, AND MAJOR THOROUGHFARES CONNECTING YOU THROUGHOUT THE CITY.

WHETHER YOU'RE A BUILDER, INVESTOR, OR FUTURE HOMEOWNER LOOKING TO CREATE A CUSTOM RESIDENCE, THIS LOT PRESENTS A UNIQUE CHANCE TO CAPITALIZE ON CHARLESTON'S CONTINUED GROWTH IN A HIGH-DEMAND CORRIDOR.

CONCEPTUAL SITE PLAN

23 AIKEN STREET
CHARLESTON, SC 29403



DEVELOPMENT PROGRAM
(AS ILLUSTRATED)



MAIN HOUSE (FRONT):

- Charleston Single style (highly desirable architectural form)
- 2.5 – 3 stories
- ~1,800 – 2,200 SF
- Side porch activation (signature Charleston lifestyle feature)



REAR ADU UNIT:

- 2 stories
- ~900 – 1,200 SF
- Independent living quarters (ideal for rental, guest house, or multigenerational living)



SITE ENHANCEMENTS:

- 2+ off-street parking spaces (premium in downtown Charleston)
- Defined driveway access (located on left side of property)
- Private rear yard + courtyard opportunity

CONCEPTUAL SITE PLAN (AI-GENERATED FOR ILLUSTRATIVE PURPOSES ONLY)

FOR SALE

OFFERING SUMMARY



PRICE

\$565,000



COUNTY

CHARLESTON



TMS

459-05-04-086



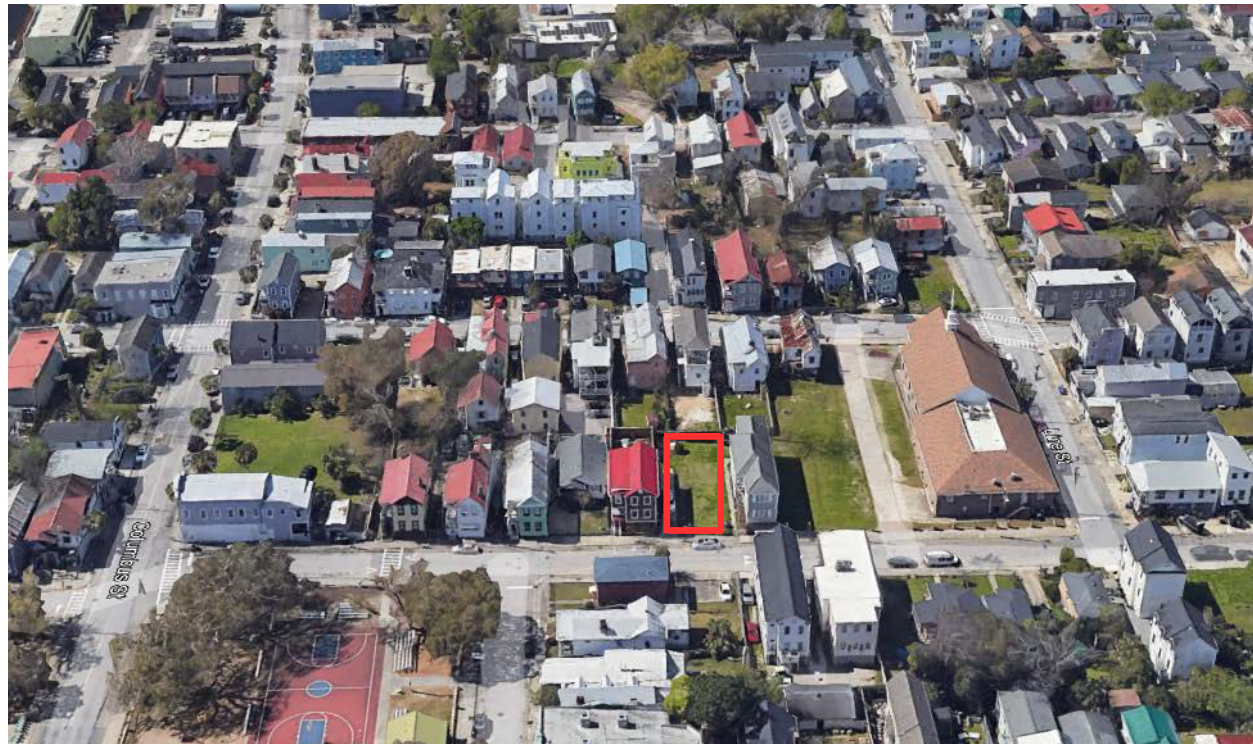
ZONING

RESIDENTIAL



ACRES

0.09 AC



MAIN HOUSE (FRONT)

Charleston Single Style | 2.5 – 3 Stories | ~1,800 – 2,200 SF



REAR ADU UNIT

2 Stories | ~900 – 1,200 SF
Independent Living Quarters (Ideal for Rental, Guest House,
or Multigenerational Living)



23 Aiken Street | Charleston, SC 29403

AI-GENERATED CONCEPTUAL RENDERING. FOR
ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO
CHANGE.

AERIAL

WEST ASHLEY

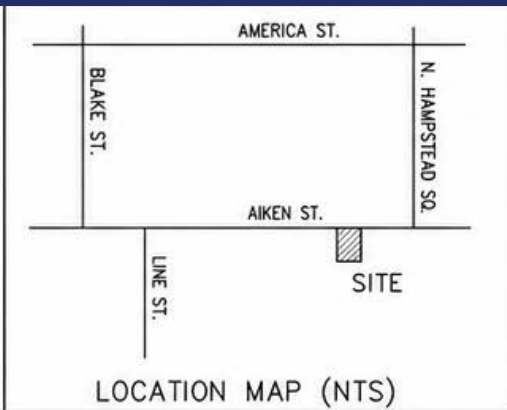
23 AIKEN

DOWNTOWN
CHARLESTON

MOUNT
PLEASANT

23 Aiken Street, Charleston, SC 29403

PLAT



APPROVED PLAT
DATE 5-16-14
Donna M. Haddy, PLS
ENGINEERING DIVISION
CITY OF CHARLESTON

RECD. PAYMENT: 5-15-14
PER CLERK:
RMC OFFICE: SLW
CHARLESTON COUNTY, SC

514-0094

NOTES:

- 1) THIS PLAT SHOWS ONLY EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
- 2) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE LOCATED IN A FLOOD ZONE AE, 13 AS PER TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 450190C0513F & 512 EFFECTIVE DATE: NOVEMBER 17, 2004.
- 3) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATIONS WERE PERFORMED FOR THIS PLAT; THEREFORE, THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

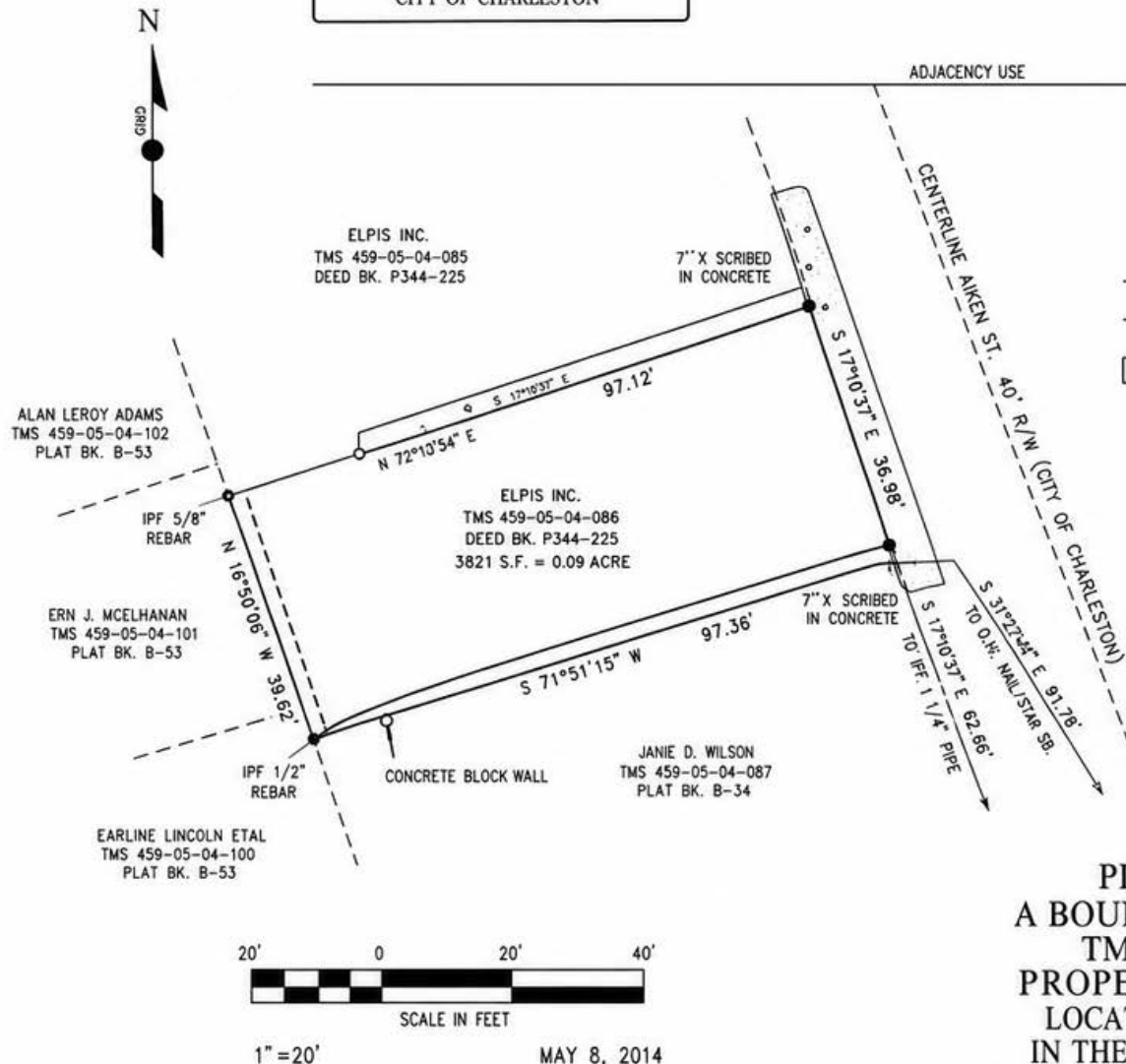
THIS SURVEY AND PLAT IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OTHER THAN SHOWN, THE FIELD DATA UPON WHICH THIS PLAT IS COORDINATE METHOD. HEREIN WAS OBTAINED BY THE

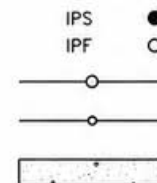


THOMAS L. WESTBURY S.C.R.L.S. NO. 23571

WESTBURY SURVEYING
1064-E MONTAGUE AVE., SUITE 5-A
NORTH CHARLESTON, S.C. 29405
PHONE: (843) 744-2484
CELL: (843) 224-2314



LEGEND:



IRON PIN SET
IRON PIN FOUND
CALCULATED POINT
PROPERTY LINE W/CORNER MARKER
7' SCRIBED IN CONCRETE
PROPERTY LINE W/MONUMENT
FOUND AS NOTED
CONCRETE

PLAT SHOWING
A BOUNDARY SURVEY OF
TMS 459-05-04-086
PROPERTY OF ELPIS INC.
LOCATED 23 AIKEN STREET
IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

James A. Dingle

843.822.4311

jdingle@cbcatlantic.com

DingleRealEstate.com



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ATLANTIC**

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