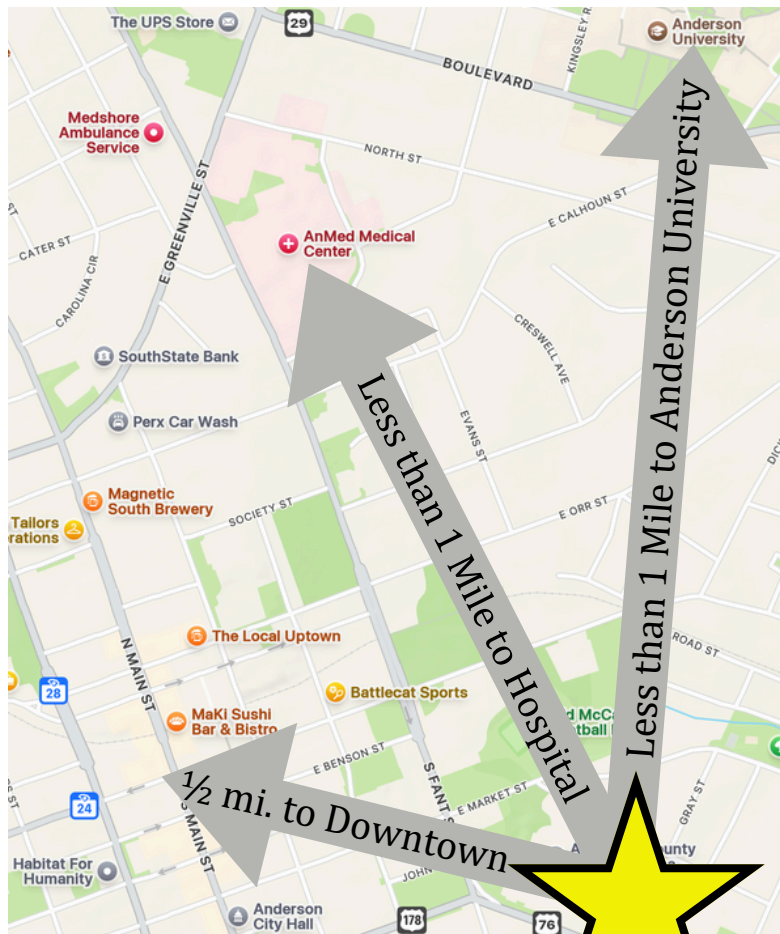




FOR SALE OR LEASE

**601 E RIVER ST
ANDERSON SC 29624**



Property Highlights

- First Time Offered For Sale!
- Former Edu/Training Facility
- +/-8000 SF Main Building
- +/-850 SF Secondary Modular
- 2.67 Ac. Allows For Expansion
- Abundant Paved Parking
- Multiple Large Training Rooms
- Lab Areas With Cabinetry/Sinks
- Multiple Bathrooms
- Many Potential Uses
- Walk to Downtown
- Close to AU and AnMed Hospital
- Sale \$899,000* - Lease \$6 +NNN

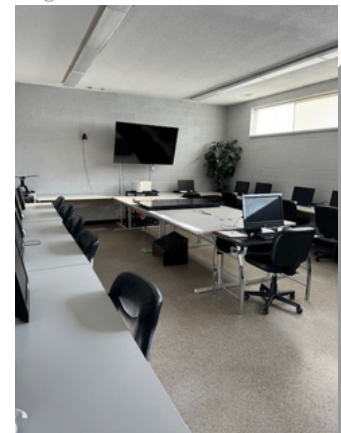
*If Owner Financed - Contact Agent for Details

John Powell, CCIM

864.933.5773

John@SoutheastIP.com

www.SoutheastIP.com



The information provided above is from sources we consider reliable, but we have not verified its accuracy and make no guarantees, warranties, or representations regarding it. It is offered subject to errors, omissions, price or rental changes, prior sale, lease, financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are provided solely as examples and may not reflect current or future performance of the property. You should conduct your own investigation of the property and transaction, including consultation with your legal and tax advisors.