

**3959 – 3965 Fish Hatchery Rd
Gaston, SC 29053**

ASSISTED LIVING FACILITY / BUSINESS VALUE INCLUDED

PROPERTY DESCRIPTION

- **ADDRESS:** 3959 – 3965 Fish Hatchery Rd., Gaston, SC 29053
- **LOCATION:** Located in Gaston, SC, 9.5 Miles from the Columbia Metropolitan Airport, and 14.5 Miles to Downtown Columbia
- **TMS:** Lexington County parcel numbers: 010000-03-002, AND 010000-03-096
- **PROPERTY TYPE:** Specialty – Assisted Living Facility
- **ZONING:** RD & ID – Restrictive/Intensive Development (Intended to allow for a wide variety of commercial uses)
- **SQUARE FOOTAGE:** Three buildings totaling 38,222 SF. 3959 Fish Hatchery is 30,000 SF, 3961 Fish Hatchery is 5,322 SF, and 3965 Fish Hatchery is 2,900 SF.
- **OCCUPANCY:** 3959 Fish Hatchery currently has 92 beds and 67 residents (72% occupied). 3961 Fish Hatchery is currently leased to Brook Pine (SC Department of Mental Health) on an annual basis and has 16 beds and 16 residents (100% occupied). 3965 Fish Hatchery is an office building that is currently vacant.
- **ACREAGE:** 9.40 AC Total
- **PARKING:** Ample on-site parking, with 40+ marked spaces
- **YEAR BUILT:** 1987-1994
- **HVAC:** There are 18 HVAC units serving the three buildings; 1-3 units are usually replaced every year as needed and all repairs are done as needed. There is a service contract, and all units are inspected twice a year and filters are changed regularly. Of the 18 units, 10 have been replaced between 2015 and 2020.
- **ROOF:** The shingle roofing, for the three buildings, was replaced in 2011. The flat top roofing for 3959 and 3961 Fish Hatchery roof was replaced between 2018 and 2019.
- **PLUMBING:** The property is serviced by well water and is on a septic tank. Public water and sewer are not available. Pipes were upgraded from copper to PVC between 2018 and 2019. 3959 and 3961 Fish Hatchery buildings are sprinklered.
- **ELECTRICAL:** All electrical work was installed as part of the original build and any repairs throughout the years have been made by a licensed electrician. DHEC inspects various parts of the electrical system annually. Cable services are provided by AT&T.

OFFERING

SALES PRICE: \$2,800,000

2020 NOI: \$220,049

CAP RATE: 8%

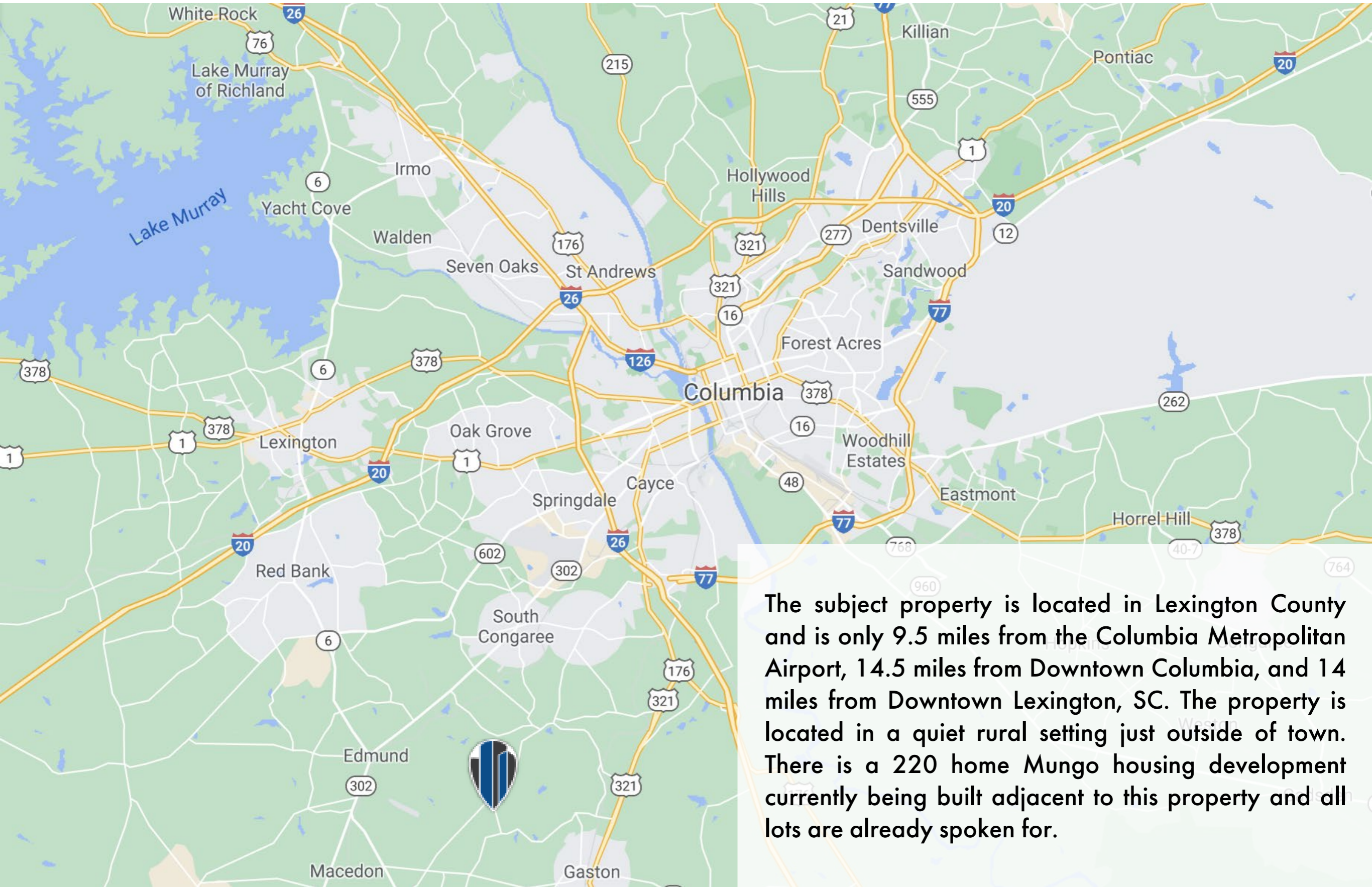
Contact listing agent for financials.



PARCEL OUTLINE



AERIAL OVERVIEW



The subject property is located in Lexington County and is only 9.5 miles from the Columbia Metropolitan Airport, 14.5 miles from Downtown Columbia, and 14 miles from Downtown Lexington, SC. The property is located in a quiet rural setting just outside of town. There is a 220 home Mungo housing development currently being built adjacent to this property and all lots are already spoken for.

PHOTOS



PHOTOS



PHOTOS



DEMOGRAPHICS

Radius	3 Mile	5 Mile	10 Mile
Population			
2010 Population	8,574	28,007	104,339
2020 Population	9,332	30,759	115,816
2025 Projected Population	9,866	32,562	122,731
Median Age	35.9	37.1	38.1
Households			
2010 Households	2,999	10,233	39,687
2020 Households	3,276	11,279	44,067
2025 Projected Households	3,464	11,945	46,686
Owner Occupied	2,360	8,8085	33,340
Renter Occupied	916	3,194	10,727
Income			
Average Household Income	\$48,214	\$55,312	\$62,957
Median Household Income	\$41,158	\$43,441	\$51,936

CONTACT

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ABOUT US

DeWees Real Estate Group is a full-service real estate firm located in Columbia, SC. We specialize in Columbia's acquisitions, leasing, and management for all property types.

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