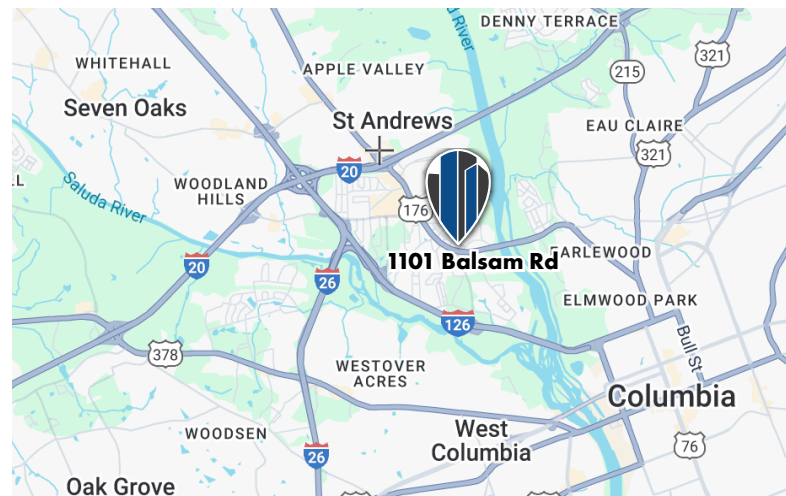




FOR SALE

- 6,300 SF metal school building, 2,000 SF multi-purpose building, solar powered fully covered pool, playground
- ±1.58 Acres (fully fenced)
- Richland County TMS: R07311-08-07, R07311-08-06
- Located just off of I-20 and I-26 with easy access to downtown Columbia
- [City of Columbia Zoning: MU-1](#)
- Excellent opportunity for a school, day care, adult day care, or conversion to another use such as office/warehouse

Sales Price: \$850,000



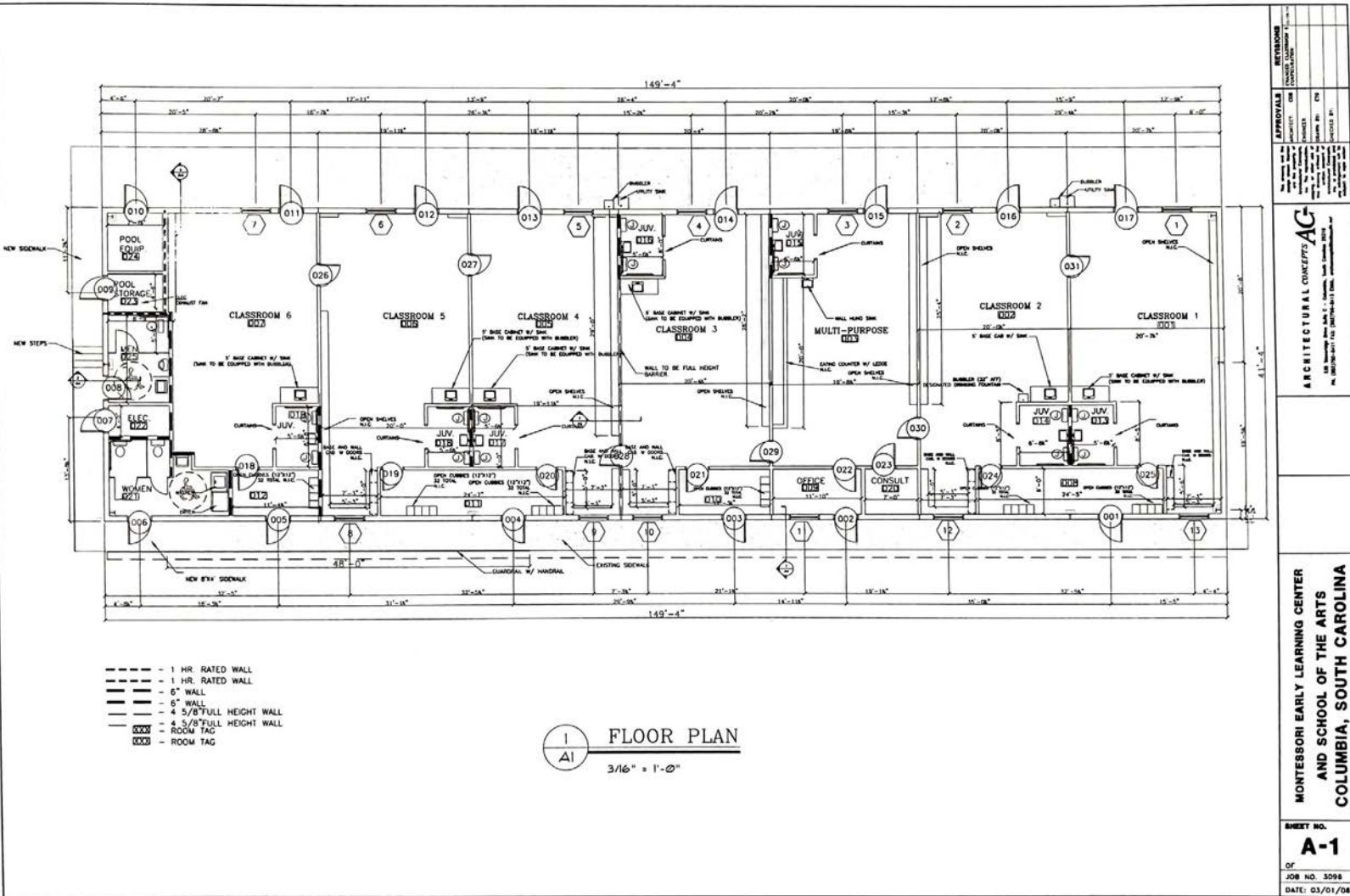
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	8,008	64,436	156,950
TOTAL HOUSEHOLDS:	4,256	29,116	67,070
AVERAGE HH INCOME:	\$49,597	\$60,227	\$60,192

1101-1105 Balsam Rd, Columbia, SC 29210







APPROVALS	REVISIONS
PROJECT: 08 DRAWN: [Name] CHECKED: [Name] DATE: [Date]	NO. 1 DATE: [Date] BY: [Name]
ARCHITECTURAL CONCEPTS AG 148 Broadway, Suite 404, E. Columbia, South Carolina 29201 PH: 803-733-1111 FAX: 803-733-1111	
MONTESSORI EARLY LEARNING CENTER AND SCHOOL OF THE ARTS COLUMBIA, SOUTH CAROLINA	
SHEET NO. A-1 OF JOB NO. 3098 DATE: 03/01/08	



1. 6,300 SF school building
2. 2,000 SF special purpose building /indoor rec room
3. Splash pad
4. Fully covered, solar powered pool
5. Playgrounds