

**For Sale**

**Former bank building and one acre at  
1356 Filbert Hwy. York, SC 29745 \$300,000**



**REID Real Estate**  
*"the right way"*



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Licensed in both Carolinas

Property is presently leased to a  
shed sales business on a month  
to month basis. Call for details.

Very attractive brick office building originally built in  
1988 as a branch bank. New metal roof in 2020.  
Total of 2,352 sq. ft. interior space with three private offices,  
two restrooms, breakroom with sink & large storage room.  
Large lobby or showroom area. Vault still in place.  
Located on a 4-lane highway with  
10,500 vehicles a day traffic count per SC DOT.  
Shown by appointment only, please do not discuss  
property with present shed builder tenant.



All information is deemed to be accurate but not guaranteed or warranted by REID Real Estate  
its Agents nor the Property Owner/s. All information subject to change.



Photo above left shows the north driveway view. Above shows the lobby entrance and left shows the front private office & copy room. The teller counter has been removed to make an open lobby - showroom. This property is in the city limits of York, SC and is zoned for retail, office and outside sales uses including auto sales. Filbert highway is also SC Hwy. 321 and it is four lanes along the front of this property. This property .60 mile north of the intersection with Alexander Love Bypass. 10,500 vehicles a day was the SC DOT traffic count in 2022. See location photo on next page.

Hwy. 321 is a major state road that runs from Manning SC to Johnson City TN. This road is a connector to I-85 in Gastonia, NC and also to Hwy. 160 that intersects with I-85 in Kannapolis, NC. The town of Clover is just 7.5 miles north of this property. This property is served by the town of York for power, water and waste services. Cable modem Internet service and phone services provided by Comporium. The city of York has the fastest rising population rate in York County (per the Herald paper).

