

\$475,000 - 86 Savannah Highway, Port Royal

MLS #187172

\$475,000

Bedroom, Bathroom,
Commercial Sale on 0.66 Acres

Paris Island Gateway - Hwy 802 and 280, Port
Royal, SC

Looking for an exceptional investment? How about a cap rate of 8 offered on this sale leaseback opportunity in Port Royal. This corner property sits on 2/3rds of an acre with gracious parking and an estimated daily traffic count of 20,000 vehicles per day.

This property is NOT in an HOA nor is it in a Special Hazard Flood Area.

Leaseback terms include a base rent of \$3,167/month, NNN, for 5 years to a thriving hardscape business.

Built in 2004

Essential Information

MLS #	187172
Price	\$475,000
Acres	0.66
Year Built	2004
Type	Commercial Sale
Sub-Type	Commercial
Status	Active

Community Information

Address	86 Savannah Highway
Area	Pt Royal
Subdivision	Paris Island Gateway - Hwy 802 and 280
City	Port Royal
County	Beaufort
State	SC



Zip Code 29935

Exterior

Roof Composition
Foundation Crawl

Additional Information

Zoning Commercial

Listing Details

Listing Agent William Achurch
Listing Office The HomesFinder Realty Group

Data last updated: October 30th, 2025 at 8:32am EDT and updating occurs every 15 minutesÂ© 2024 Low Country Regional Multiple Listing Service. Information is deemed reliable but not guaranteed. Information is provided exclusively for the consumer's personal, non-commercial use, and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.