

\$675,000 - 609 Carteret Street, Beaufort

MLS #188340

\$675,000

Bedroom, Bathroom,
Commercial Sale on 0.08 Acres

Frontage Carteret, Beaufort, SC

609 Carteret Street & 614 Prince Street |
Downtown Beaufort, SC

A rare dual-parcel opportunity in the heart of Downtown Beaufort, offering both high-visibility frontage and development flexibility. This sale includes 609 Carteret Street, a renovated, income-producing commercial building, and 614 Prince Street, a buildable lot located directly behind it. ideal for parking, expansion, or a secondary structure. Together, these properties create one of the most versatile and desirable holdings in Beaufort's historic district. 609 Carteret Street sits prominently along one of Beaufort's busiest corridors, with an SCDOT-reported 13,500 vehicles per day. The property lies within the Downtown Retail Overlay Zone, allowing a variety of commercial or mixed-use applicationsand fewer redevelopment restrictions. Inside, the main level offers large, flexible spaces easily subdivided to suit new tenants or an owner-operator, plus two ADA-compliant half baths and a kitchenette area. Upstairs, a full bath adds flexibility for live/work use or additional offices.

614 Prince Street, situated just behind the Carteret property, is zoned T4-N, opening the door to residential, commercial, or mixed-use development. This parcel could serve as dedicated parking for 609 Carteret, an outdoor courtyard, or the site of a new income-producing building an uncommon advantage in Beaufort's walkable core where



both parking and developable land are limited.

Highlights:

Sale includes two separate parcels

609 Carteret Street & 614 Prince Street

Built in 1875

Essential Information

MLS #	188340
Price	\$675,000
Acres	0.08
Year Built	1875
Type	Commercial Sale
Sub-Type	Commercial
Status	Active

Community Information

Address	609 Carteret Street
Area	Beaufort
Subdivision	Frontage Carteret
City	Beaufort
County	Beaufort
State	SC
Zip Code	29902

Interior

Heating	Electric, Central, Heat Pump
Cooling	Electric, Central Air, Heat Pump, Window Units

Exterior

Exterior	Frame, Block
Roof	Asphlt/Built Up
Construction	Frame, Block
Foundation	Slab

Additional Information

Zoning	Residential/Commercial
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Listing Details

Listing Agent	Allison Sutcliffe Greco
Listing Office	Greco Group Brokered by eXp

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