

1305 Calhoun Street, Beaufort, SC

303 Associates
FOR SALE BY OWNER

FOR ADDITIONAL
INFORMATION GO TO

303ASSOCIATES.COM

LOOK FOR PROPERTY FOR SALE:

NUMBER BF100

Brokers Protected

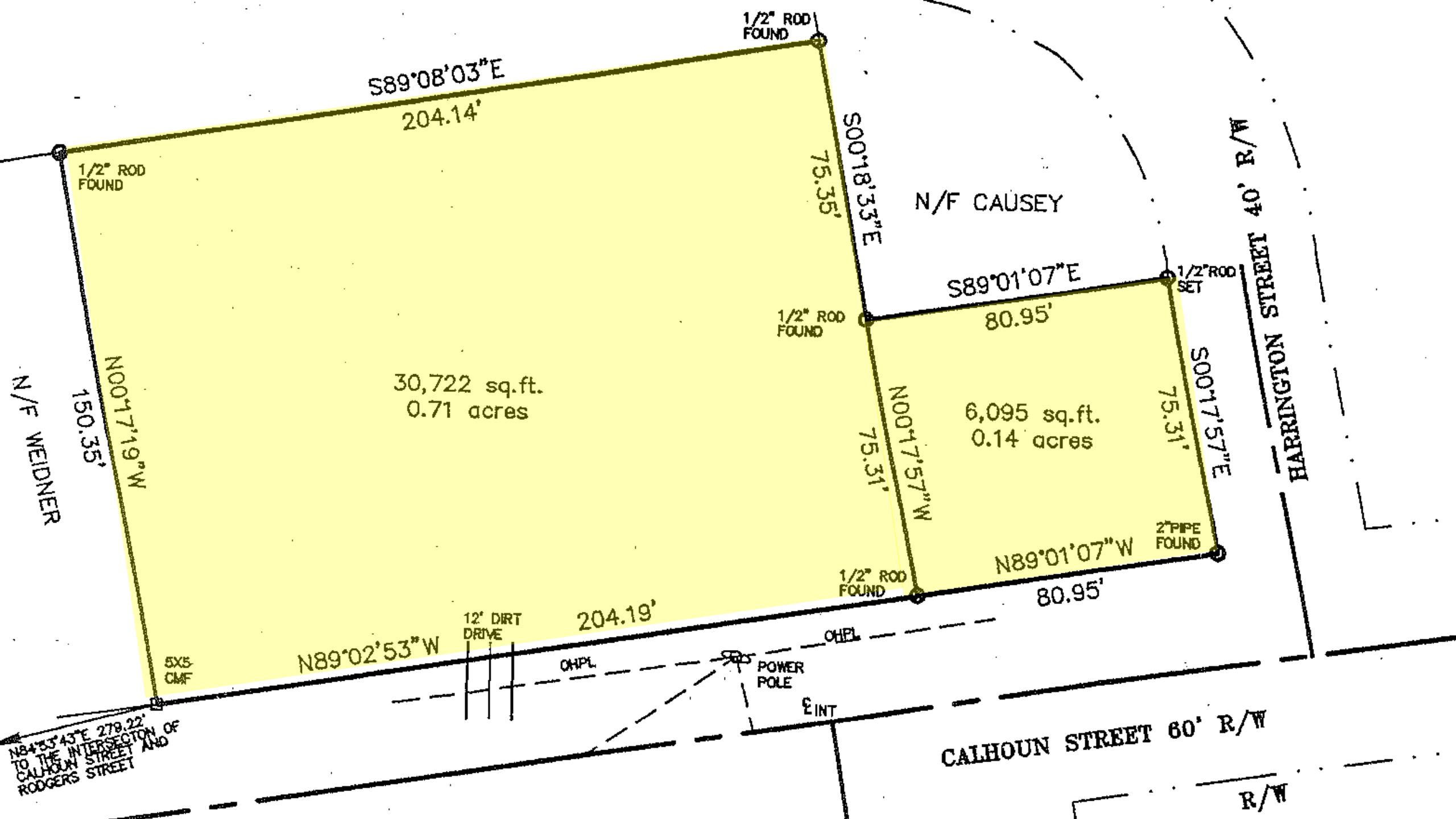
OR CALL 843-521-9000

1305 Calhoun Street, Beaufort, SC

.85 Acres | General Commercial | \$249,000

- Ideal for office and/or retail
- .85 acres in the City of Beaufort, SC
- Current Zoning is General Commercial
- Located one block from Boundary Street, near the National Cemetery
- Near Pigeon Point Park and Boat Landing
- Located close to USC Beaufort Center for the Arts, Local Government Buildings, Historic Downtown Beaufort, Beaufort Town Center, and many retail, commercial, and residential areas







Beaufort County, South Carolina

generated on 1/5/2017 5:27:07 PM EST



Beaufort County, South Carolina

generated on 1/5/2017 5:27:29 PM EST

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of
R120 002 000 0269 0000	00203639	1305 Calhoun ST,	12/31/2016

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of
R120 002 000 0274 0000	00203657	,	12/31/2016

Current Parcel Information

Owner	303 ASSOCIATES LLC	Property Class Code	ResVac Platted&Unplatted
Owner Address	2015 BOUNDARY STREET SUITE 300 BEAUFORT SC 29902	Acreage	.7100
Legal Description	PORT OF LOT F RIVER ADDITION PAR #269 270 271 272 PLAT IN DB1172 P1920 3/07 10FT R/W DB2459 P1818 (1) SCE&G		

Current Parcel Information

Owner	303 ASSOCIATES LLC	Property Class Code	TranCommUtil(TCU)Vac Util
Owner Address	2015 BOUNDARY STREET SUITE 300 BEAUFORT SC 29902	Acreage	.0000
Legal Description	ASSESSED BY SCTC NORTH SIDE SUB COR HARRINGTON & CALHOUN 3/07 10FT R/W DB2459 P1821 (1) SCE&G (1) DB2501 P942 SCEG		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2016	\$80,000		\$80,000	\$1,297.17	\$0.00
2015	\$80,000		\$80,000	\$1,253.06	\$1,253.06
2014	\$80,000		\$80,000	\$1,241.10	\$1,241.10
2013	\$80,000		\$80,000	\$1,183.43	\$1,183.43
2012	\$380,012		\$380,012	\$938.22	\$938.22
2011	\$380,012		\$380,012	\$918.37	\$918.37
2010	\$380,012		\$380,012	\$911.74	\$911.74
2009	\$380,012		\$380,012	\$891.76	\$891.76
2008	\$57,600		\$57,600	\$826.52	\$826.52
2007	\$57,600		\$57,600	\$799.56	\$799.56

Historic Information

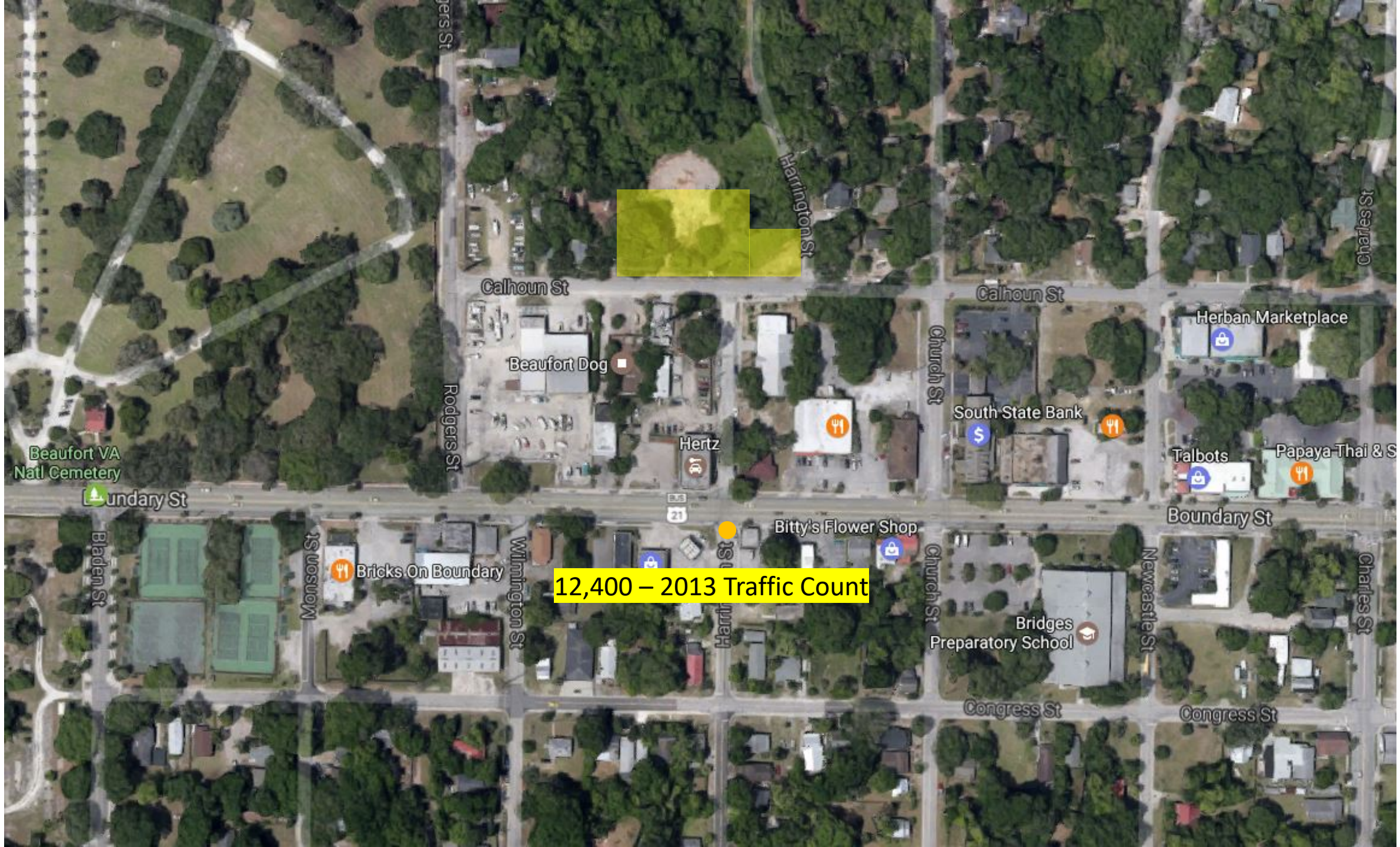
Tax Year	Land	Building	Market	Taxes	Payment
2016	\$15,000		\$15,000	\$26.49	\$0.00
2015	\$15,000		\$15,000	\$22.68	\$22.68
2014	\$15,000		\$15,000	\$1.32	\$1.32
2013	\$15,000		\$15,000	\$1.32	\$1.32
2012	\$104,878		\$104,878	\$1.32	\$1.32
2011	\$104,878		\$104,878	\$0.82	\$0.82
2010	\$104,878		\$104,878	\$0.82	\$0.82
2009	\$104,878		\$104,878	\$0.56	\$0.56
2008	\$30,000		\$30,000	\$0.56	\$0.56
2007	\$30,000		\$30,000	\$0.56	\$0.56

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
DILLER RUSSELL J & ASSOC INC	1379 1441	1/23/2001	Fu		\$1
KEYSERLING THEODORA H	1172 1919	5/13/1999	Fu		\$35,000
KEYSERLING LEROY H	494 944	12/1/1987	Ex		\$0
KEYSERLING LEROY H	79 7	1/1/1980	Fu		\$0

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
RUSSELL J DILLER & ASSOCIATES 303 A	1278 2349	4/6/2000	Fu		\$60,000
RUSSELL J DILLER & ASSOCIATES	1240 1946	12/1/1999	Fu		\$10
SO CAR ELECTRIC GAS CO	1240 1941	10/6/1999	Fu		\$15,000
UNKNOWN OWNER 00203657		12/31/1776	Or		\$0



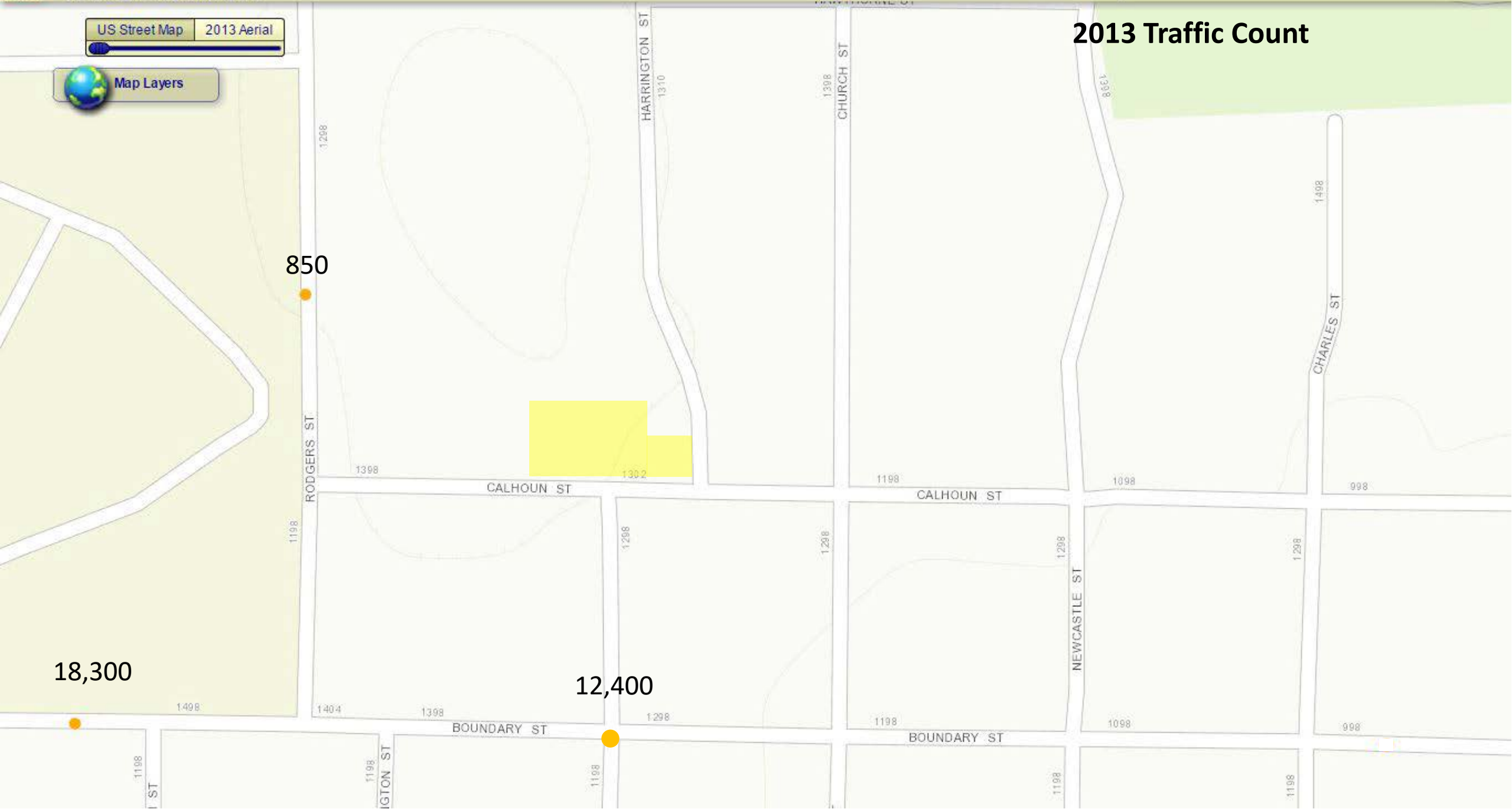
12,400 - 2013 Traffic Count



US Street Map 2013 Aerial

Map Layers

2013 Traffic Count





Marine Corps Air Station

116

Seaside Rd

Harbor River

Backyard Point Rd S

Middle Rd

21

BUS
21

802



1305 Calhoun Street

Philly Rd

170

Burton

USCB:Historic
Beaufort Campus

21

Beaufort Inn

Magic Nail

Ribaut Rd

BUS
21

802