



\$149,000

112 S MARLBORO ST, BENNETTSVILLE SC 29512

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Commercial property for sale! This fully remodeled commercial building is currently being operated as a successful guns and ammunition store. Located in Bennettsville, SC, this property offers tremendous potential for continued business success or conversion to another commercial property investment. The building has undergone significant updates, including a new flat roof installed in 2022, a brand-new HVAC system in March 2023, and a complete electrical overhaul with new wiring in 2023, ensuring the property is both energy-efficient and up to modern standards. Inside, the property has been completely remodeled, providing a fresh and functional space for business use, with flexibility for various commercial purposes. The space is currently designed to meet the needs of the current guns and ammunition business, but could easily be adapted for other uses. Showings of the property are available during business hours, Monday to Saturday from 10:00 AM to 5:30 PM, when the owner is present. The business owner, or approved employee needs to be present for showings due to ATF compliance for gun businesses. For those needing to view outside of business hours, showings may be arranged with enough notice. The property's electric, gas, water, and sewer bills are combined by the city for an average monthly cost of \$350. Guns and ammunition business for sale! Additionally, the firearms business is for sale. We are calculating the asking price based on annual net profit. For more details or to inquire about the gun business valuation, please contact us today!

- Commercial
- Commercial Sale
- ACTIVE
- 2085 sq ft



Basics

Date added: Added 1 day ago
Category: Commercial Sale
Status: ACTIVE
Year built: 1912
TMS: 0324802027

Listing Date: 2025-03-11
Type: Commercial
Area, sq ft: 2085 sq ft
MLS ID: 20250829

Amenities & Features

Features: City

Listing Courtesy Of

Listing Office: exp Realty Greyfeather Group

Listing Agent: Thomas Langan

