



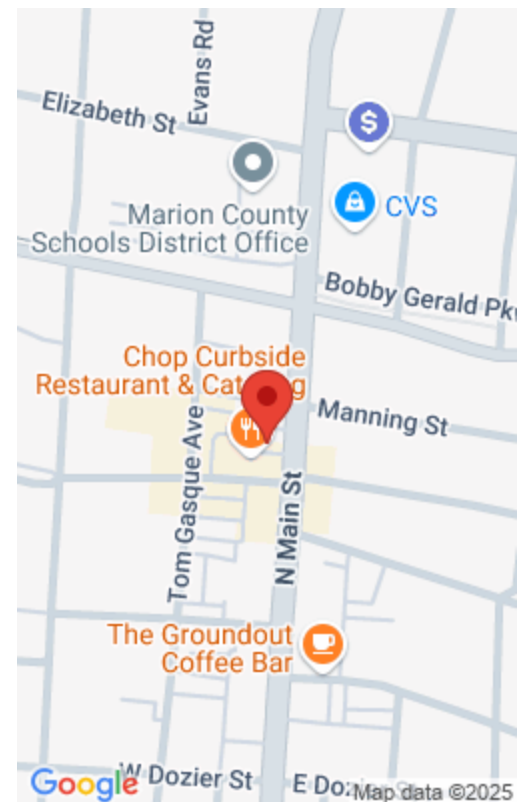
**\$269,000**

## 507 N MAIN STREET, MARION SC 29571

<https://vizorealty.com>

Design build as bank in mid '60's, recently closed Wells Fargo Bank building, well-maintained with TPO roof and roof top HVAC. Private offices, two walk-in vaults, two tile restrooms, private offices, conference room and an upstairs office and storage area. Ideal location in the revitalized downtown Marion historic district at traffic light intersection with private parking lot near the central downtown business district. Perfect office building for professional or financial business (no restrictions), ideal with some retrofit for retail or restaurant/bar business with rooftop dining area potential. 4608+/- heated sf, including 2801+/- sf first floor heated, all in good condition ready for office or downtown redevelopment use, sale or lease! New LVP flooring in large open lobby area. Main Street entrance now added with new glass storefront entrance door. **BROKER OWNER WILL SELL OR LEASE!** (Lease terms negotiable. \$2700 monthly triple net)

- Commercial
- Commercial Sale
- ACTIVE
- 4608 sq ft



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## Basics

**Date added:** Added 2 days ago  
**Category:** Commercial Sale  
**Status:** ACTIVE  
**Year built:** 1964  
**TMS:** 5060207000000

**Listing Date:** 2024-05-15  
**Type:** Commercial  
**Area, sq ft:** 4608 sq ft  
**MLS ID:** 20241821

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## Amenities & Features

**Features:** City

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## Listing Courtesy Of

**Listing Office:** Brown Bear Realty, LLC

**Listing Agent:** Robert B Brown

