



315 Arlington Road, Greer, 29651-2553, SC

https://homesforsalelistings.net/properties/315-arlington-road/greer/sc/29651-2553/MLS_ID_1604012



Price - \$419,900

Bedrooms	Baths	SqFt	Lot Size	DOM
3	2	1599	0.1500	15 Days

Features

Cooling

- Central Air

Heating

- Forced Air
- Natural Gas

Floors

- Ceramic Tile
- Hwd/Pine Flr Under Carpet
- Laminate

Roof

Laundry Features

- Architectural

- Laundry Closet

Security Features

- Smoke Detector(s)

Appliances

- Dishwasher
- Free-Standing Gas Range
- Refrigerator
- Microwave
- Gas Water Heater

Community Features

- None

Interior Features

- Ceiling Fan(s)
- Ceiling - Smooth
- Granite Counters
- Open Floorplan

Fireplace Features

- None

Lot Features

- 1/2 Acre or Less

Style

- Ranch

Other

- None
- Attic Stairs
- Disappearing
- See Remarks
- Paved
- Concrete
- Driveway

Description

A beautifully renovated Greer property delivering residential income today and exceptional flexibility for tomorrow. Located minutes from Downtown Greer, 315 Arlington Road combines a comfortable three-bedroom, two-bathroom layout with the strategic advantage of Commercial General zoning. Tenant-occupied through June 2027 at \$2,100 per month, the property offers immediate income from the day of closing. The approximately 1500 sf interior features a bright, functional layout with an updated kitchen, renovated bathrooms, luxury vinyl plank flooring, smooth ceilings and fresh finishes throughout. Beautiful original hardwood flooring is preserved beneath the current LVP in multiple areas, offering the next owner the opportunity to uncover another layer of the home's character. Pre-renovation photographs of the hardwoods are available. A covered front porch provides charm and visibility, while the rear patio and manageable yard offer additional outdoor space. Currently operated as a residence, the property's established legal nonconforming residential use and Commercial General zoning create an uncommon opportunity for an investor or future owner-user. Continue generating income under the existing lease, plan for future personal occupancy after the lease term or explore the property's potential conversion to a compatible commercial use. Positioned along Arlington Road near Downtown Greer's restaurants, shopping, businesses and continued investment, this is more than a renovated home, it is a property with options. Residential income. Commercial potential. One strategic Greer address. Sale is subject to the existing lease. Buyer and buyer's agent are responsible for independently verifying lease terms, square footage, hardwood flooring extent and condition, zoning, legal nonconforming use, permitted uses, parking requirements and any modifications or approvals required for the buyer's intended use.

SEE THIS PROPERTY



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Check On Site



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