

# American Dream Home Rentals, LLC

130 N. Memorial Avenue, SC 29488

Bobbi 800.521.4422

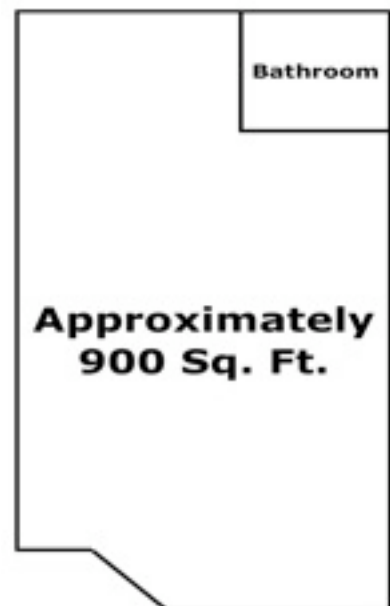
**334 N. Walter St., Walterboro, SC 29488**

**Commercial Real Estate**

**\$495/Month**

## FEATURES:

- > Retail or Office with approximately 1,889 square feet
- > Approximately 1800 Square Feet total (900 per each of 2 units).
- > This building is located in the downtown business area one block from Colleton County Courthouse.
- > There are parking spaces in the rear of the building.
- > This part of Walter Street is a busy one way street with traffic flow from Wichman St (US Hwy 17-A) to Washington St. in the central business district.
- > Central Heat and Air Conditioning
- > Public Water, Public Sewer, SCE&G available



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**Thank you for your interest in our rental properties. Now that you have found a property that you may be interested in renting, please review the following:**

## **Rental Information:**

- The Security Deposit is the same amount as the monthly rent and is due in cash at lease signing.
- Rent is pro-rated if signing the lease any day other than the first (1<sup>st</sup>) and is due in cash at lease signing.
- You must have a cell phone number or established home phone number.
- All commercial properties are smoke-free.

## **Rental Requirements:**

- You must complete and return a Rental Application.
- You must have gross verifiable income equal to 3 times the monthly rental amount. A copy of your last months pay checks or last years tax returns required.
- We require a copy of your Social Security card and DMV issued license or identification card.
- There is a \$20 non-refundable application fee due upon submission.

If you meet the above requirements, please call **800-521-4422** to arrange an appointment to see the property. We appreciate your interest and look forward to working with you in the future.

**Please Visit Our Website for Additional Properties Available & Applications**

**[www.RentInWalterboro.com](http://www.RentInWalterboro.com)**

**Toll Free: 800-521-4422    Fax: 800-590-0722**