

**132 Ballard Ct**  
West Columbia, SC 29172



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**MLS# 614912**



**\$325,000**

**3 Bedrooms | 2 Bathrooms | 1,407 Sqft**

This is a residential home situated in a commercial area that can often be classified as commercial property due to its potential use and the surrounding environment. This home is surrounded by state agencies, commercial offices, and other state farmers market businesses making it more suitable for business activities than traditional residential uses. The property's location may allow for opportunities such as conversion into mixed-use spaces, rental for office purposes, or even redevelopment into commercial units, aligning it more with the characteristics and regulations governing commercial real estate. As a result, its value and potential are significantly influenced by the commercial context in which it exists. The home on the property has over 1400 ft., two full baths, two rooms that can be used as offices, a huge meeting room with fireplace, a small kitchen, storage shed outback and a two car garage for storage. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.



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