



TWILIGHT SURF MOTEL-OCEANFRONT DEVELOPMENT TRACT
1701 & 1703 South Ocean Boulevard
Myrtle Beach, SC. 29577

Classic Low-Rise Motel with 96 Rental Units situated on Two Prime Oceanfront Lots. A Nostalgic Boutique Motel Restoration, or Development Site with sufficient depth to accommodate both Parking and Amenities on the Oceanfront. The site is within walking distance to the Family Kingdom Amusement Park, and is in close proximity to the Myrtle Beach International Airport, and Market Commons Shopping and Entertainment Venues.

GENERAL SITE INFORMATION:

- Approximately 1.13 +/- Acres in Total
- Approximately 155' of Ocean Frontage
- Approximately 320' in Depth (Exceptionally Deep Oceanfront Lots)
- Average Daily Traffic Count - 11,600 (Source: SCDOT 2017).
- Identified as: TMS #187-01-05-011 & 012 and/or PIN #44314040001 & 002, Myrtle Beach, SC.
- Annual Real Estate Taxes 2018: \$58,397, City of Myrtle Beach, SC.

IMPROVEMENTS:

- Two Classic Low-Rise Motel Structures
- North Building is 4 Story Oceanfront with 20 Units, and 3 Story Side-View with 28 Units
- South Building is 4 Story Oceanfront with 20 Units, and 3 Story Side-View with 28 Units
- Two Oceanfront Swimming Pools
- Commercial Laundry Facility

NEIGHBORHOOD:

- Located in the South Ocean Boulevard District and Immediately North of the Hampton Inn Oceanfront Resort. The site is within walking distance to Springmaid Pier, Downwind Watersport Rentals, Myrtle Beach State Park and several Oceanfront Dining Options. The property is also in close proximity to the Horry County International Airport, and Market Commons which is a NEW Specialty Retail, Dining & Entertainment District.

ZONING:

- Mixed Use - High Density (MU-H) City of Myrtle Beach, SC.

OFFERING:

- Fee Simple Sale at Five Million Eight Hundred Twenty Thousand Dollars (\$5,820,000)

CONTACT:

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Listing Agency

Keystone Commercial Realty, LLC, has prepared this document in order to market the sale/lease of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/her own investigation of the information contained herein.

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South Ocean Boulevard

17th Ave S

18th Ave S

Cassandra Ln













