



CMLS

\$ 164,900



5225 Two Notch Rd, Columbia, SC 29204

- » Beds: 2 | Baths: 1 Full
- » MLS #: 635476
- » Single Family | 924 ft² | Lot: 12,632 ft²
- » More Info: [5225TwoNotchRdColumbia.IsForSale.com](https://www.5225TwoNotchRdColumbia.IsForSale.com)



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Welcome to 5225 Two Notch Rd, a classic bungalow-style property that combines character, convenience, and opportunity. Ideally located just minutes from Downtown Columbia, the University of South Carolina, and Fort Jackson, with quick access to I-20 and I-77, this property sits in one of Columbia's most connected corridors perfect for both residential living and business visibility. Currently used as a residential home, this property is zoned for commercial use, offering incredible flexibility. Whether you envision it as a personal residence, home office, small business, or investment property, the possibilities are endless. Enjoy the convenience of a high-traffic location while maintaining the comfort and charm of a home setting ideal for entrepreneurs, professionals, or investors seeking a work-live opportunity in the heart of Columbia. The 2-bedroom, 1-bath layout features a welcoming living area, a kitchen with brand-new luxury vinyl flooring, and a sunroom that can serve as an office, workout space, or dining area adapting easily to your lifestyle or business needs. Outside, the fully fenced backyard includes a drive gate for secure, additional parking with rear access through a screened back porch perfect for customers, employees, or guests. A separate cement pad at the back of the property provides endless options for outdoor entertaining, expansion, or business storage. The location truly shines just minutes from major

