



# 90 Spring Street, Charleston, 29403, SC

[https://greathomesofcharleston.com/properties/90-spring-street/charleston/sc/29403/MLS\\_ID\\_25008651](https://greathomesofcharleston.com/properties/90-spring-street/charleston/sc/29403/MLS_ID_25008651)



**Price - \$2,490,000**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
8	6	1	3121	0.0600	1890	8 Days

## Features

### Exterior

- Balcony

### Cooling

- Central Air

### Heating

- Heat Pump

### Floors

- Ceramic Tile
- Wood

### Roof

- Metal

### Community Features

- Trash

## Interior Features

- Ceiling - Smooth
- High Ceilings
- Garden Tub/Shower
- Wet Bar
- Ceiling Fan(s)
- Eat-in Kitchen
- Family
- Entrance Foyer
- Living/Dining Combo
- Office
- Separate Dining
- Utility

## Utilities

- Charleston Water Service
- Dominion Energy

## Fireplace Features

- Bedroom
- Three +

## Window Features

- Window Treatments

## Lot Features

- 0 - .5 Acre

## Style

- Charleston Single

## Other

- Central
- Wall Unit(s)
- Ceiling Fan(s)
- Outside Access

## Description

PRICED 250K BELOW APPRAISED VALUE! Professionally Measured: 3,121 total heated sqft! Historic Charleston Duplex - PRIME Short-Term Rental Investment. Appraised at \$2,740,000 | \$432,500 Revenue in 2024 | Projected 5-10% Rent Increase for 2025. A complete studs-out renovation by Archer Construction, meticulously crafted with attention to every detail. Located just 2 1/2 blocks from Charleston's iconic King Street, 90 Spring Street is a fully furnished 8-bed, 6.5-bath short-term rental duplex with an impressive rental history. This stunning historic property attracts high-end guests, including large groups and wedding parties, looking for a vibrant downtown experience. Property Highlights: Prime Location - Walk Score of 95! Steps from top restaurants, nightlife, and shopping. Two Spacious Units - Each featuring 4 bedrooms and high-end amenities for guests. Newly Added Parking - Two off-street parking spots enhance STR revenue potential. Outdoor Living Spaces - Private porches and a shared back patio, are perfect for relaxing. Unit A (First-Floor Suite): 4 Bedrooms | 3 Bathrooms Bedroom 1: King Bed, En Suite Bath, TV Bedroom 2: King Bed, En Suite Bath, TV Bedroom 3: Queen Bed, TV Bedroom 4: Queen Bed, TV Shared Full Bath for Queen Bedrooms Spacious Living Area & Fully Equipped Kitchen Private Porch & Off-Street Parking (1 Spot) Unit B (Second-Floor Suite): 4 Bedrooms | 3.5 Bathrooms Bedroom 1: King Bed, Shared En Suite Bath Bedroom 2: King Bed, Shared En Suite Bath Bedroom 3: Queen Bed, En Suite Bath Bedroom 4: Queen Bed, En Suite Bath Living Room: Queen Sleeper Sofa Full Kitchen & Living Space Private Charleston-Style Porch Shared Back Patio & Off-Street Parking (1 Spot) Prime Downtown Location: Situated in the sought-after Elliotborough/Cannonborough district, this home is surrounded by Charleston's best culinary spots, including Xiao Bao Biscuit, Chubby Fish / Seahorse, Verns, Southbound, and Welton's Tiny Bakeshop. Just a short stroll to King Street, guests enjoy access to boutique shopping, historic attractions, and vibrant nightlife. Plus, it's only 15 minutes from the beach! This turn-key investment property offers strong revenue potential in one of Charleston's most desirable neighborhoods. Don't miss out schedule your showing today!

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

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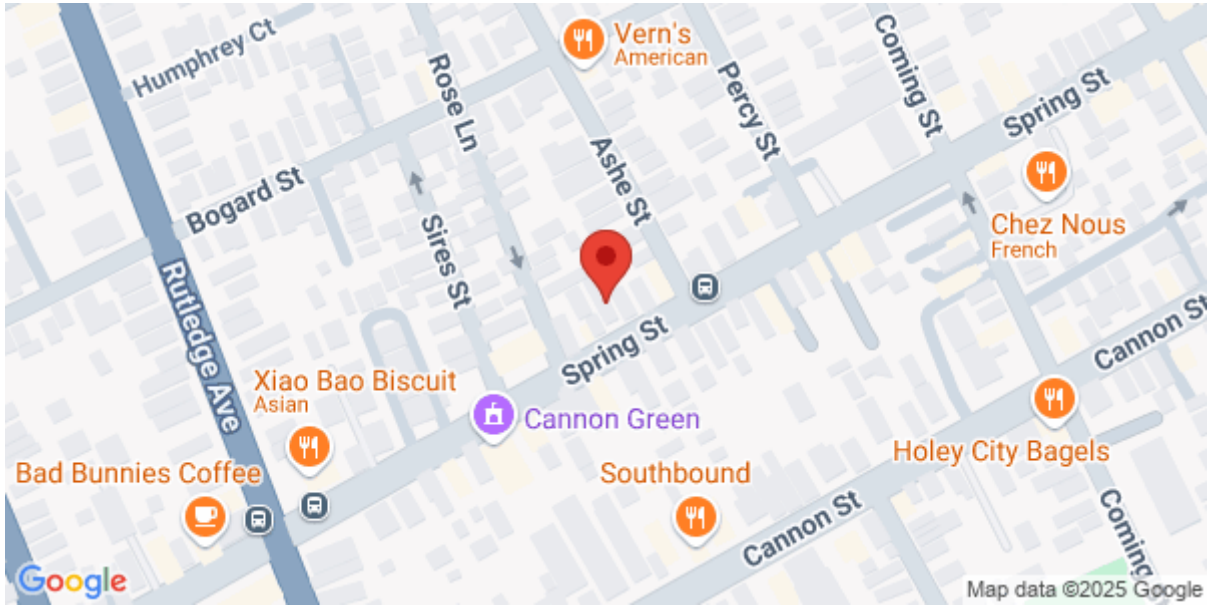
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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