



# 44 Morris Street, Charleston, 29403, SC

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**Price - \$5,900,000**

Bedrooms	SqFt	Lot Size	Year Built	DOM
11	5112	0.1600	1875	120 Days

## Features

### Cooling

- Central Air

### Heating

- Heat Pump

### Roof

- Metal

### Security Features

- Security System

### Community Features

- Bus Line
- Laundry

### Interior Features

- Ceiling Fan(s)

## Utilities

- Charleston Water Service
- Dominion Energy

## Laundry Features

- Electric Dryer Hookup
- Washer Hookup

## Other

- Central

## Description

Rare commercial-zoned property in Charleston's Accommodation Overlay District, The Charleston Compound offers a prime opportunity to create a boutique hotel with a pool, restaurant, outdoor dining, event space, and a private courtyard, just two blocks from King Street. This unique L-shaped estate includes 11 bedrooms, 8.5 baths, and 14 private parking spaces across four separate units, along with a valid 15x30 pool permit for the entire property. With legacy "Hotels and Motels" zoning--confirmed by the City--this property benefits from a highly flexible, transferrable business license. The property does not require STR permits or a Bed and Breakfast license and offers the potential to add more guest rooms, favorable parking requirements, and generous signage allowances. The transferrable pool permit is already in place, and future commercial development of the parking lot would be easier due to the zoning. Currently, the property operates as a successful vacation rental and event space with expansive common areas and a dedicated laundry room. It is perfect for use as a boutique hotel or could be utilized as a short-term rental, Bed and Breakfast, or private estate. Additionally, a potential site plan is available for a Palm Beach-style courtyard with gated driveways, further enhancing privacy and development options. Buyer responsible for permits. Don't miss this rare opportunity to develop a boutique hotel with resort-style amenities in one of Charleston's most sought-after locations!

## SEE THIS PROPERTY



### **James Schiller**

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### **Check On Site**



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### **Location**



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