



HWY 431

MLS #:	21901380	CI	ACTIVE	LP:	\$1,900,000
County:	MARSHALL			Type:	CM
Address:	9010 US HIGHWAY 431			Unit #:	
City:	ALBERTVILLE			Zip:	35951
Municipality:				Orig MLS:	VALLEYMLS
Subdivision:				CityLimits?:	Y
Neighborhood				Lot:	0
Lot Size:	191X169X100X150X201			Block	0
Acreage:				# Park:	
# Bldgs: 2	# Restrms:	# Docks:	Traffic Count:		
Frontage:	Rail Avail:		Ceiling Hgt:		
Bay Size:	Handicap Access:		Sprinkler Sys:		
Floor Loading:	Int:	Ext:			
Virtual Tour					
Additional Link					

Directions Hwy 431 S, go thru Red Light at MapCo, properties on Right with Sign

Legal Description

Property Facts

**Pub Rmks** SPACIOUS MULTI-PURPOSE COMMERCIAL PROPERTIES IN ALBERTVILLE! High Visibility with Approximately 201 Feet+/- of Road Frontage on HWY 431 and rear access from Mitchell Avenue. 2-Story Building with approximately 7394 sq.ft.+/- that features 10 offices, 3 Bathrooms & Conference Rooms. 1-Story Building with approximately 4224 sq.ft. +/-, Parking at rear of Buildings. GREAT INVESTMENT. \*\*\*ALL INFO INCLUDING SQ.FT./ACREAGE TO BE VERIFIED BY PURCHASER\*\*\*

Gross Bldg Sqft: 11,000	Retail Sqft:	Sales Sqft:
Rentable Sqft:	Warehouse Sqft:	Net Leasable Sqft:
Office Sqft:	Office \$/Sqft \$	Other \$/Sqft \$
Business Only:	\$ Includes:	Lease Only:
Lease Finance:		Lease Incl:
Value of Assets \$	Yearly Rent Amount \$:	
Gross Income:	Vacancy:	Annual Taxes:
Insurance:	Gas & Elec	Water & Sewer:
Waste Removal:	Maintenance:	Other Exp:
Total Expenses:	Net Op Income:	Assessment:
Tax Rate:	Tax ID:	Bus Name:

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Parcel ID#:	Foreclosure: N	Short Sale: N
ZONING Commercial	CURRENT USE See Remarks	Apx Age
SHOWING INSTRUCTIONS Lock Box, Call Agent, Call Office, Appt Only/OW, ShowingTime	FOUNDATION SLAB	FLOOR Carpet
	WATER Public	SEWER Public
	LEVELS 1 Story, 2 Stories, See Remarks	SELLING TERMS Conv, Cash
		City Limits Yes

Own...	DOM/CDO...	23 / 23	Owners Phone:	Occ: Y
LstAgt: HT5911 Tracy Honea	CELL: 256-302-2590		Show: Lock Box, Call Agent, Call Offi...	
LstOff: 83300 TLSThe Real Estate Group	OFC: 256-878-1000		Code:	Other:
Co-Agt: HJ8779 Jon Riley Honea	CELL: 256-302-6875		Concessions Considered U	
Co-Off: 83300 The Real Estate Group	OFC: 256-878-1000		Short Sale: N	

Contract Date:	Sold Date:	Purchaser:	SPP:	Concessions	SP:
SellOff:				Sold Terms:	Prc/Sqft:
SellAgt:					\$172.73
Sale Notes:					

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