

CENTURY 21®

Premier Real Estate

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1041 HWY 280/431 PHENIX CITY, ALABAMA

For Sale or Lease – Hwy 280 Commercial Property!

Offered at \$349,900 or For Lease at \$5.53/SF/YR NNN or \$3,500/month NNN — providing flexibility for both investors and owner-occupants.

Exceptional commercial opportunity located on one of Phenix City's busiest and most visible corridors. Zoned C-4: Highway Commercial District, this property features 7,600± SF of versatile space situated on 1.08 acres (per tax records). Formerly occupied by Money Mizer Pawn & Jewelry and previously Goodwill Industries, the building is well-suited for a variety of uses including retail, office, showroom, or light industrial.

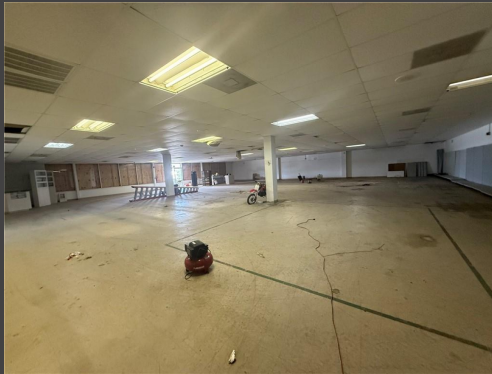
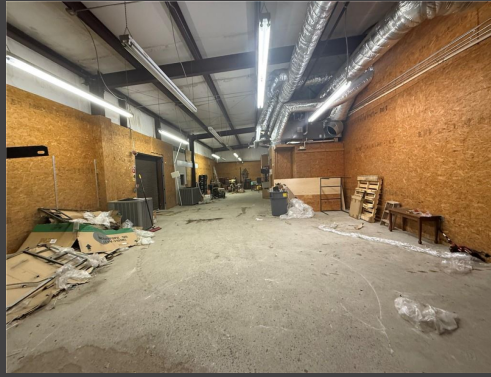
**FOR SALE &
FOR LEASE**

**1041 Hwy 280/431
Phenix City, AL 36867**

PURCHASE PRICE:

\$349,900.00

**Land Size: 1.08 Acres
Property Size: 7,600 Sq. Ft.
Year Built: 1999**



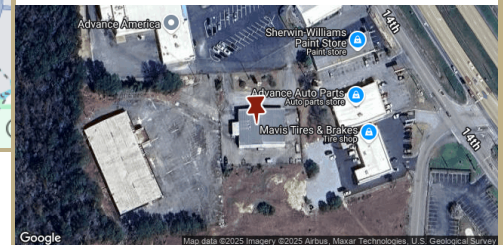
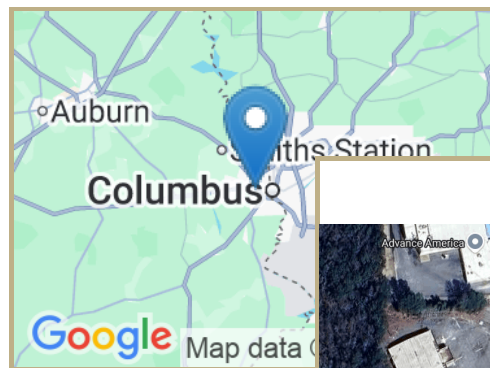
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