

302 6th AVENUE N.E, DECATUR, ALABAMA 35601

Prime Commercial Opportunity in the Heart of Decatur!

Position your business at one of Decatur's most visible intersections, Lee Street and 6th Avenue. This high-profile property was formerly home to a long-established transmission shop and offers exceptional exposure, accessibility, and functionality. The site has operated as a transmission repair business for decades at this location.

Property Highlights:

- 13,000± square feet
- Three buildings
- New water heater
- Multiple office spaces
- Three bathrooms
- Drive-through bay doors
- 12 Ft. doors
- Three-phase power with 200-amp service
- Recycled oil heater
- 9000 lb. Two post lift
- Building #2 (3-Bays w/fire wall)
- 2 Air compressor's
- Excellent visibility and traffic exposure
- Ideal for automotive, industrial, service, fleet, or light manufacturing operations

Lease Terms:

- \$7,500 per month
- Triple Net (NNN) lease

Purchase Option Available:

- \$2,000,000

Rarely does a property with this location, size, and infrastructure become available. Whether you're expanding your business, opening a new operation, or investing in a highly visible commercial site, this property offers outstanding potential. Contact me today for additional information or a private tour.