

FOR SALE

US DEPARTMENT OF AGRICULTURE OFFICE
25TH AVE W , PHENIX CITY, AL 36869

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INVESTMENT SUMMARY

CCRE Investments is pleased to present a rare investment opportunity in Phenix City, Alabama. This standalone office building is 100% leased to U.S. Department of Agriculture, providing a stable and secure long-term investment.

Property Details:

- Location: 0.1 mile from the lighted intersection on U.S. Highway 280
- Building Size: 3,240 sq. ft. +/-
- Lot Size: 0.5 acres +/-
- Year Built: 1989
- HVAC replaced 2023/2024
- Roof replaced 2014

Investment Highlights:

- Single Tenant Occupied
- T/I/U/J: \$1300/M
- Lease: Since 1989, expires 2029
- Lease Type: Full service





PHENIX CITY OVERVIEW

Phenix City is a city in Lee and Russell counties in the U.S. state of Alabama, and the county seat of Russell County. As of the 2020 census, the population of the city was 38,817.

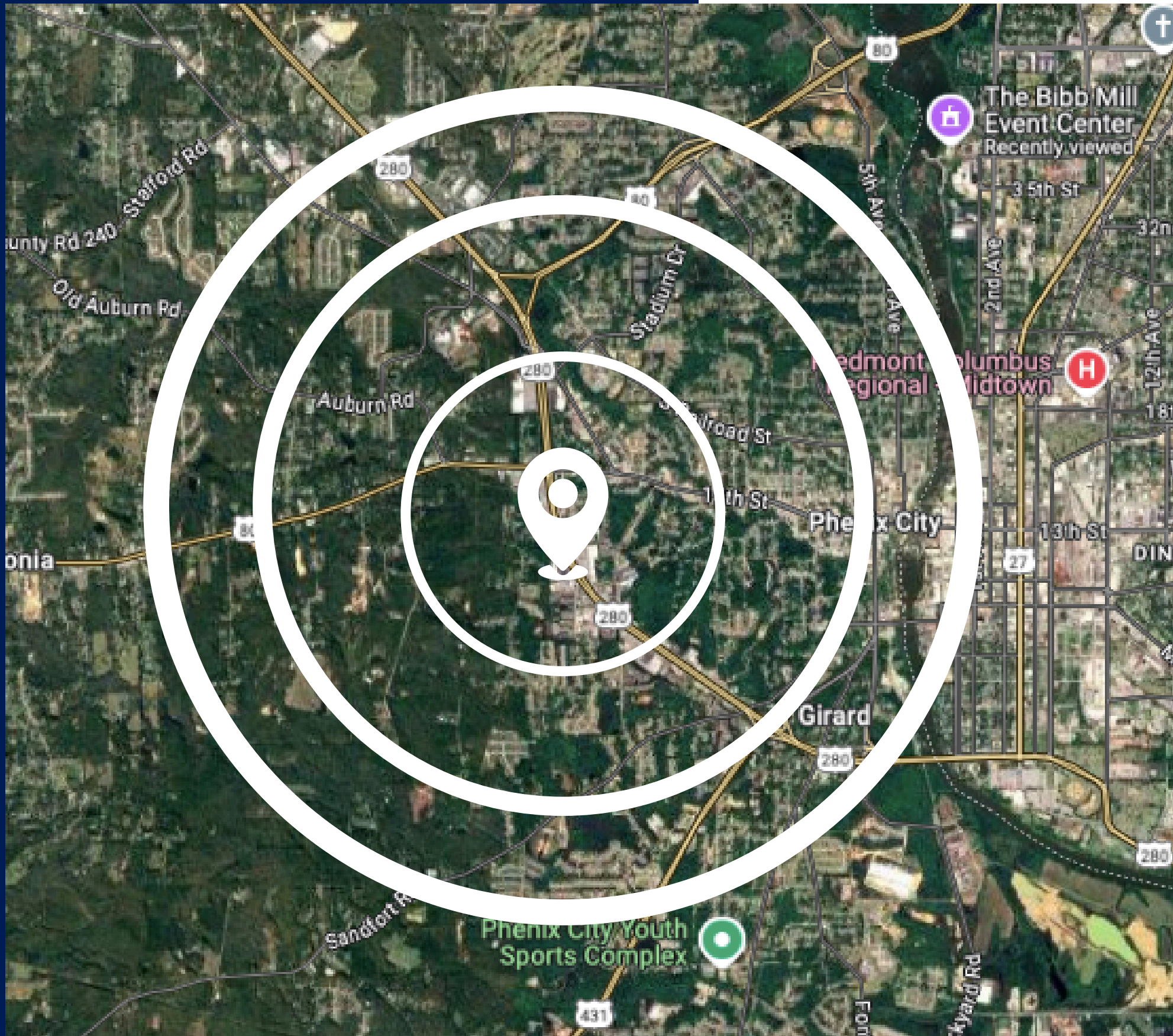
Phenix City lies immediately west across the Chattahoochee River from Columbus, Georgia and observes Eastern Time due to Phenix City's strong economic ties to Columbus. Most of Phenix City is included in the Columbus Metropolitan Statistical Area, and the remainder is in Lee County and therefore included in the Auburn, Alabama Metropolitan Statistical Area. The entire city is part of the Columbus-Auburn-Opelika Combined Statistical Area.

In 2007, BusinessWeek named Phenix City the nation's no. 1 best affordable suburb to raise a family. It is home to Chattahoochee Valley Community College, a public, two-year college with an acceptance rate of 100%. Troy University has a satellite campus in Phenix City.

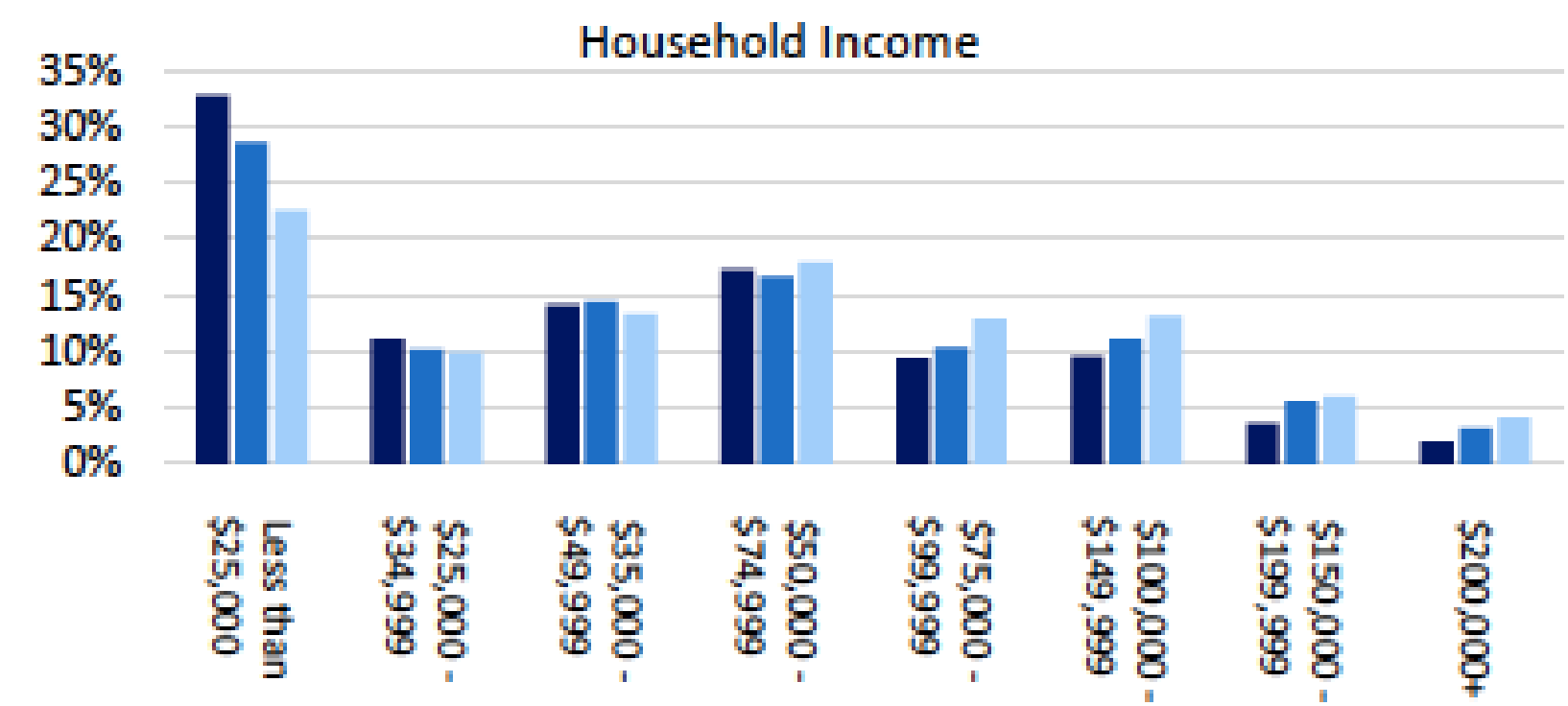
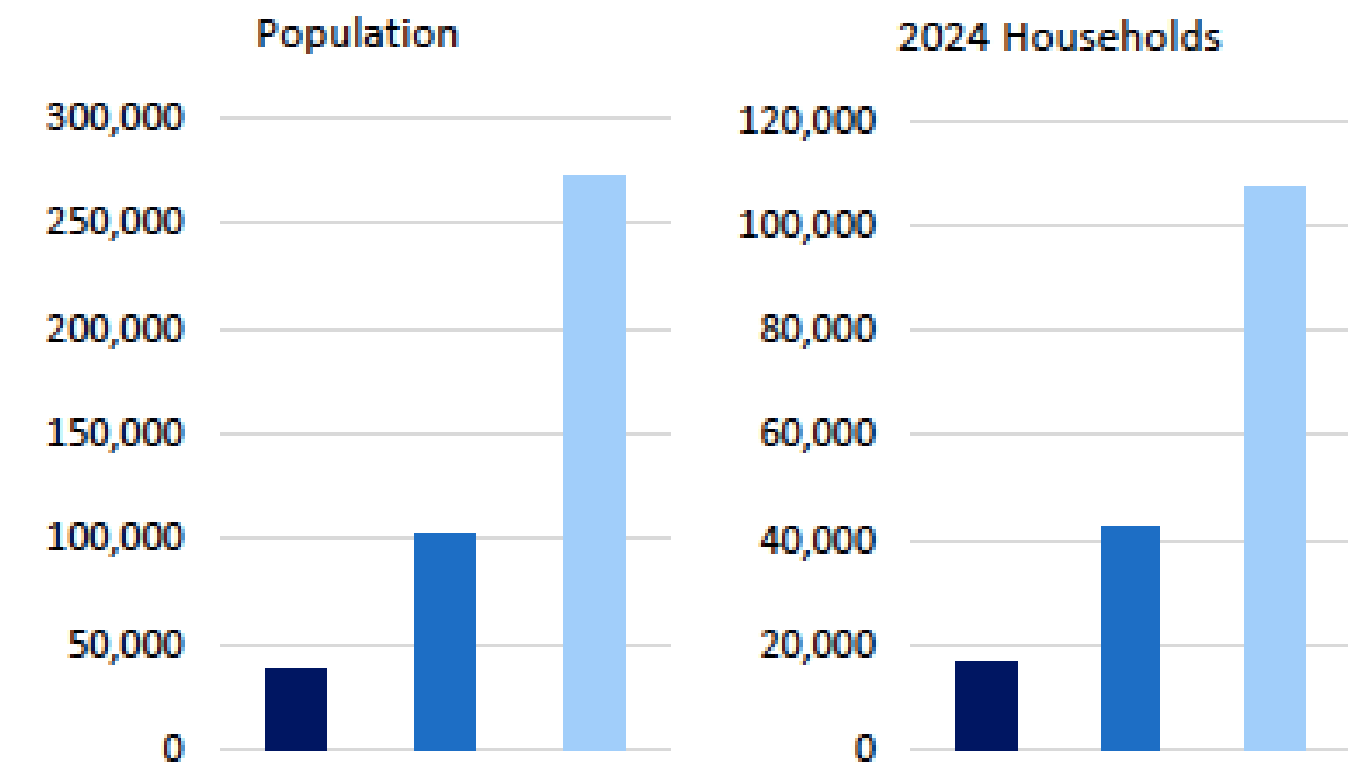
LOCATION OVERVIEW



DEMOGRAPHICS



3 Miles 5 Miles 10 Miles



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