

For Sale

Office Warehouse Facility in Tuskegee, Alabama

**FORECLOSURE
SALE**



106 Torrence Road
Tuskegee, Alabama

Confidential offering memorandum

**AVISON
YOUNG**



David Maling
Principal
Lic. 01139115
+1 213 618 3825
david.maling@avisonyoung.com

Margaret Cloud Fraser
Officiating Broker
Lic. 000067837 - 0
+1 334 226 3355
mfraser@cloudrealtors.com

Location overview

Demographics (5 mile radius)

10,416

Population

4,043

Households

8,698

Daytime employees

\$56,863

Average household income

50%

Owner occupied

7,982

Daytime businesses

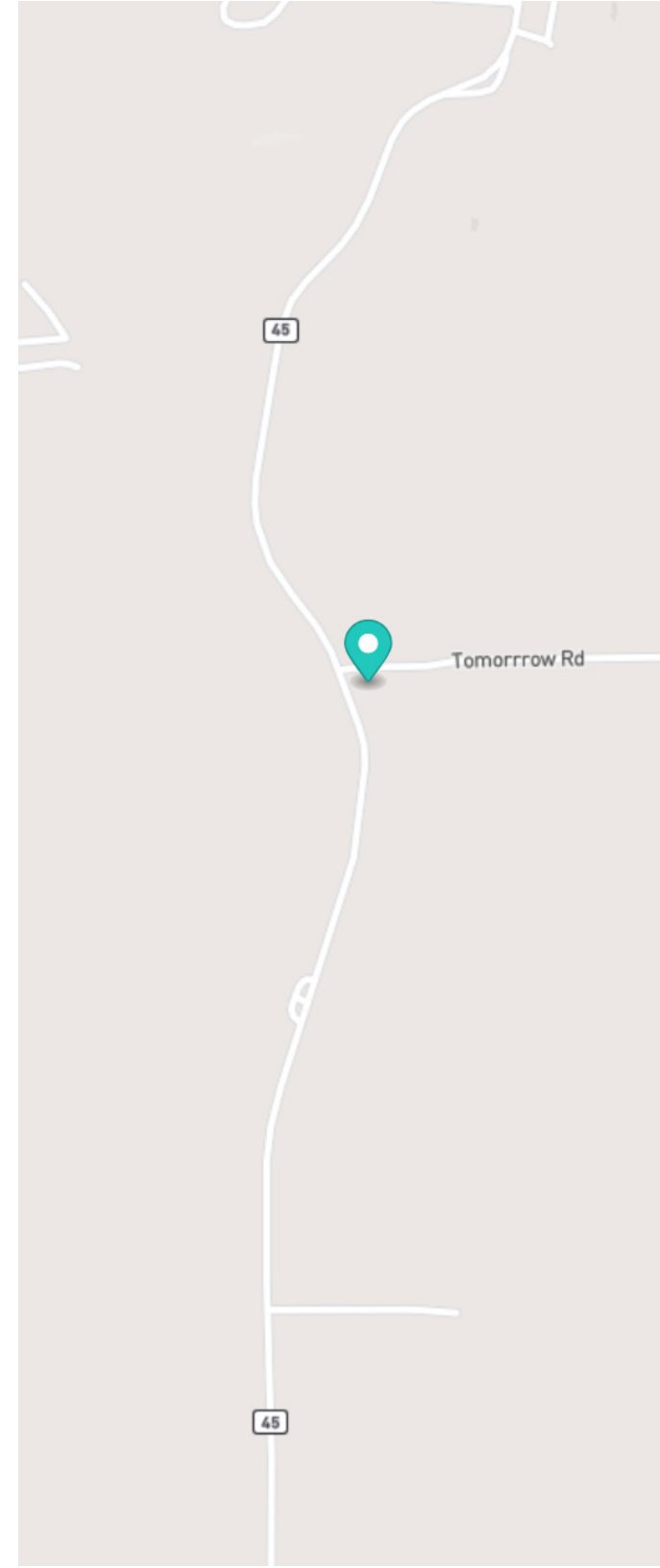
About Tuskegee, Alabama

The city of Tuskegee is located in Macon County and is in east central Alabama. It is just 40 miles east of Montgomery, the State Capitol [1]. General Thomas Simpson Woodward, a Creek War veteran under Andrew Jackson, laid out the city and founded it in 1833 [2]. Tuskegee is the county seat and it was incorporated in 1843 [3]. It is the most populous city in Macon County, with a population of over 11,000 [4]. As the largest community in the region, it is also one of only four incorporated towns within this largely rural county. Tuskegee spans 15.7 square miles, 15.5 of which is land, and 0.2 of which is water [5].

The property is situated adjacent to several major highways and thoroughfares — including Highway 29 and Interstate 85 — offering excellent connectivity and making it an ideal location for commuting and regional travel.

^{1,4,5}<https://www.tuskegeealabama.gov/about>

^{2,3}<https://www.tuskegeealabama.gov/about/pages/tuskegee-history>



Investment summary


Overview

Avison Young is pleased to present the opportunity to acquire a vacant office and warehouse facility comprising approximately $\pm 5,819$ square feet, situated on ± 1.06 AC of land located at 106 Torrence Road in Tuskegee, Alabama. The subject property is lender-owned, and is being sold in "as-is" condition.

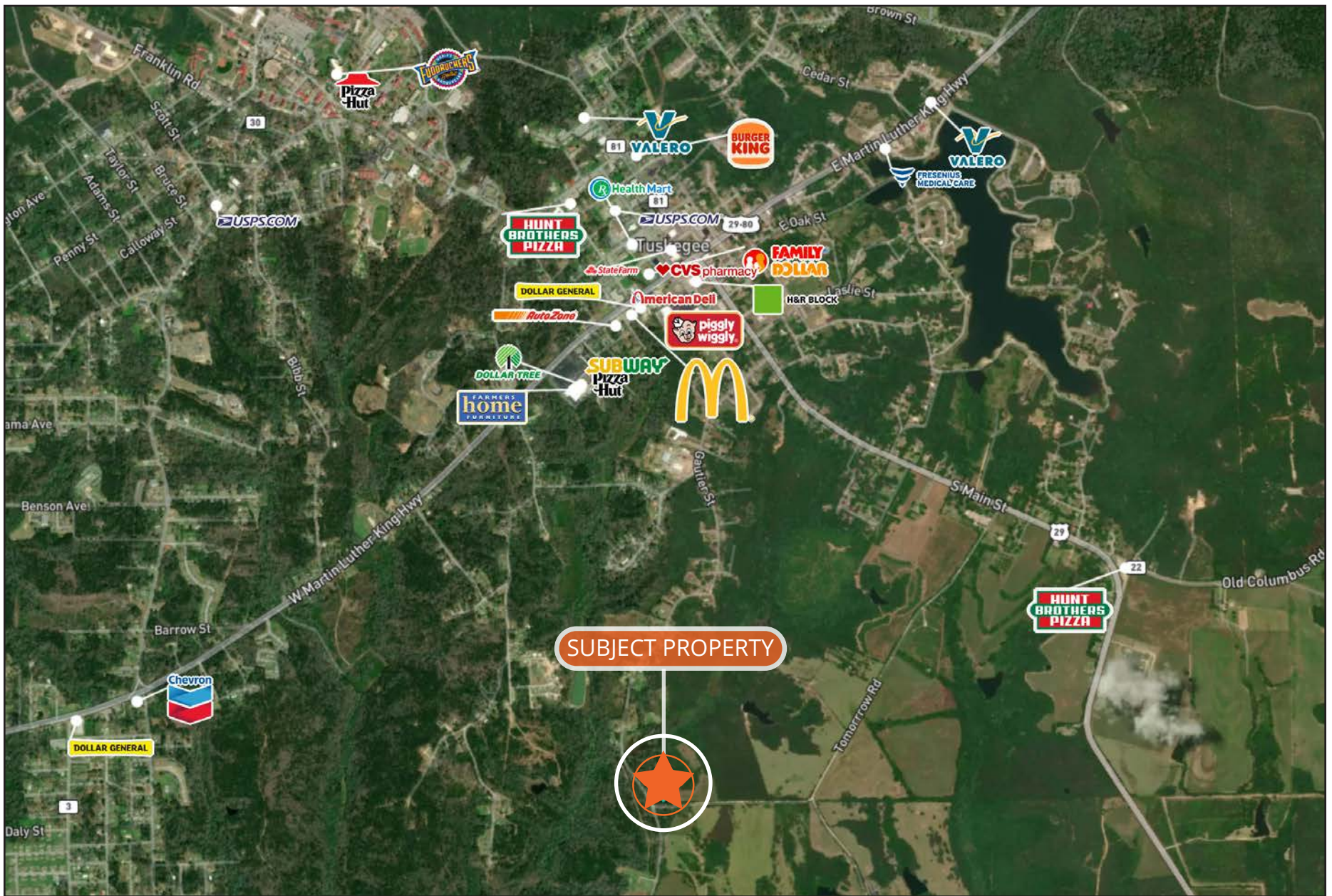
With close proximity to Interstate 85 & Highway 29, this is an ideal opportunity for an investor or owner user to acquire this asset.

Highlights

- $\pm 5,819$ SF vacant industrial building
- Ideal office with warehouse building and ample land
- Exterior improvements appear to be in average condition
- Foreclosure Sale



**$\pm 5,819$ SF building
on ± 1.06 AC of
land.**





Offering summary

\$275,000

Offering price



Building Price/SF:
\$47.25



Land Price/SF:
\$5.95



Address:
106 Torrence Road



City:
Tuskegee, AL



Building Area:
±5,819 SF



Land Area:
±46,174 SF



Property Type:
Office with
Warehouse



Year Built:
1990



APN:
07093140000300010



Zoning:
To Be Determined

Interior Photos



Exterior Photos



Confidential information and disclaimer

Contacts and confidentiality

Avison Young (“Agent”) has been engaged by Ownership (“Seller”) as the exclusive agent for the sale of (the Property”).

The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability

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Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner’s obligations there under have been satisfied or waived.

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Avison Young Commercial Real Estate Services,
LP Commercial Real Estate Agency

601 South Figueroa Street, Suite 4450
Los Angeles, California
www.avisonyoung.com

AVISON YOUNG

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Principal
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Visit us online
avisonyoung.com

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