

RELIGIOUS PROPERTY FOR SALE

12,449± SF TOTAL ON 4.73± AC FOR SALE

FOUNDRY
COMMERCIAL



461 CHOCCOLOCCO ROAD | ANNISTON, AL 36207

ASKING PRICE: \$450,000

PROPERTY OVERVIEW

The original 7,719± SF brick one-story religious building was built in 1964, with an additional 4,730± SF brick one-story connected building built in 1991.

The buildings contain a sanctuary, fellowship hall, kitchen, offices, classrooms, and nursery space.

The offering includes three parcels which measure 4.73± AC when combined and have 550'± of frontage on Choccolocco Road.

PROPERTY SPECIFICATIONS

PARCEL IDS	21-02-10-0-004-072.000 21-02-10-0-004-071.000 21-05-15-0-001-001.000
TOTAL SF	12,449± SF
ACREAGE	4.73± AC
COUNTY	Calhoun
ZONING	SN2: Suburban Neighborhood 2
USE	Religious
PARKING	Paved Lot

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM
Partner, Managing Director
407.540.7718
matt.messier@foundrycommercial.com

FOUNDRY
COMMERCIAL

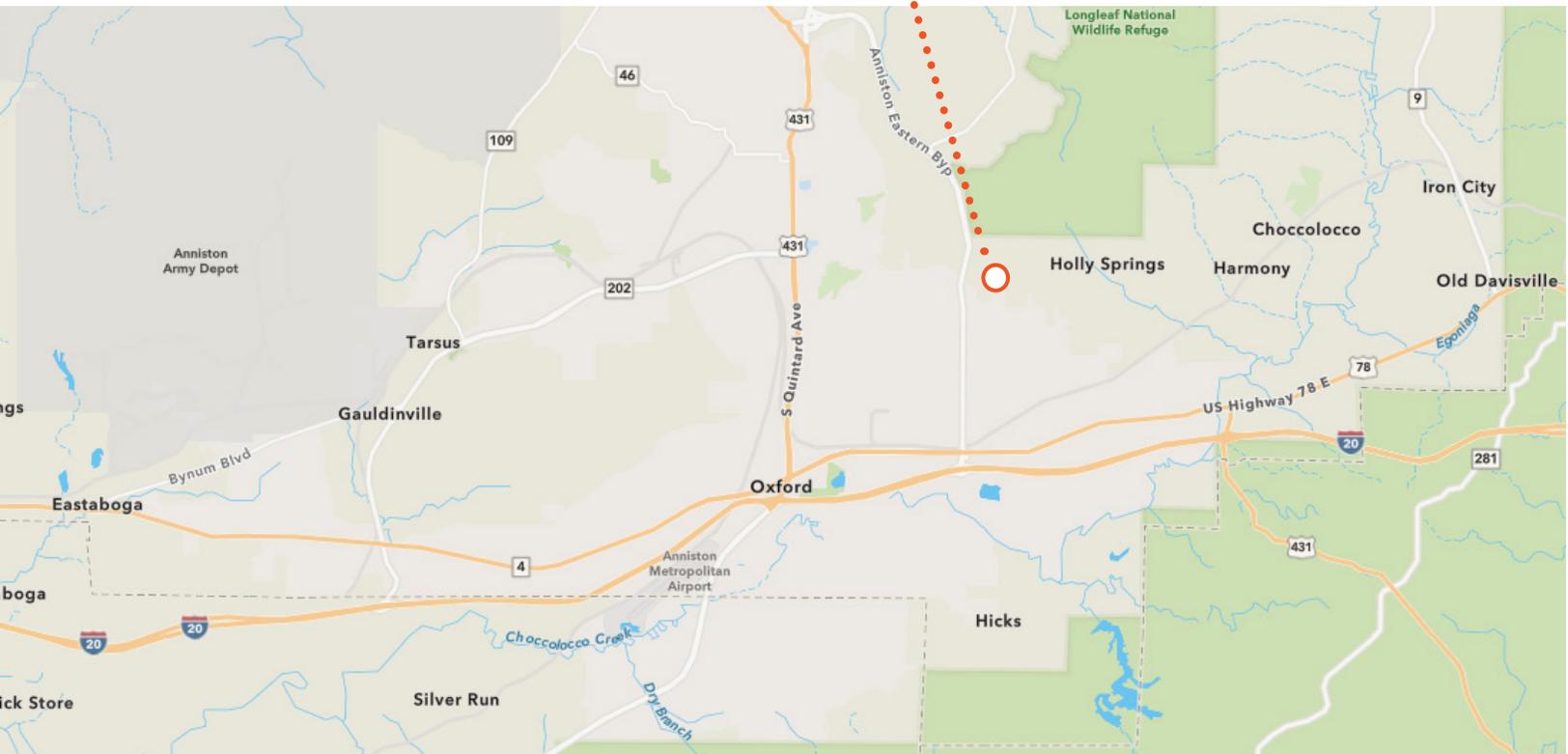
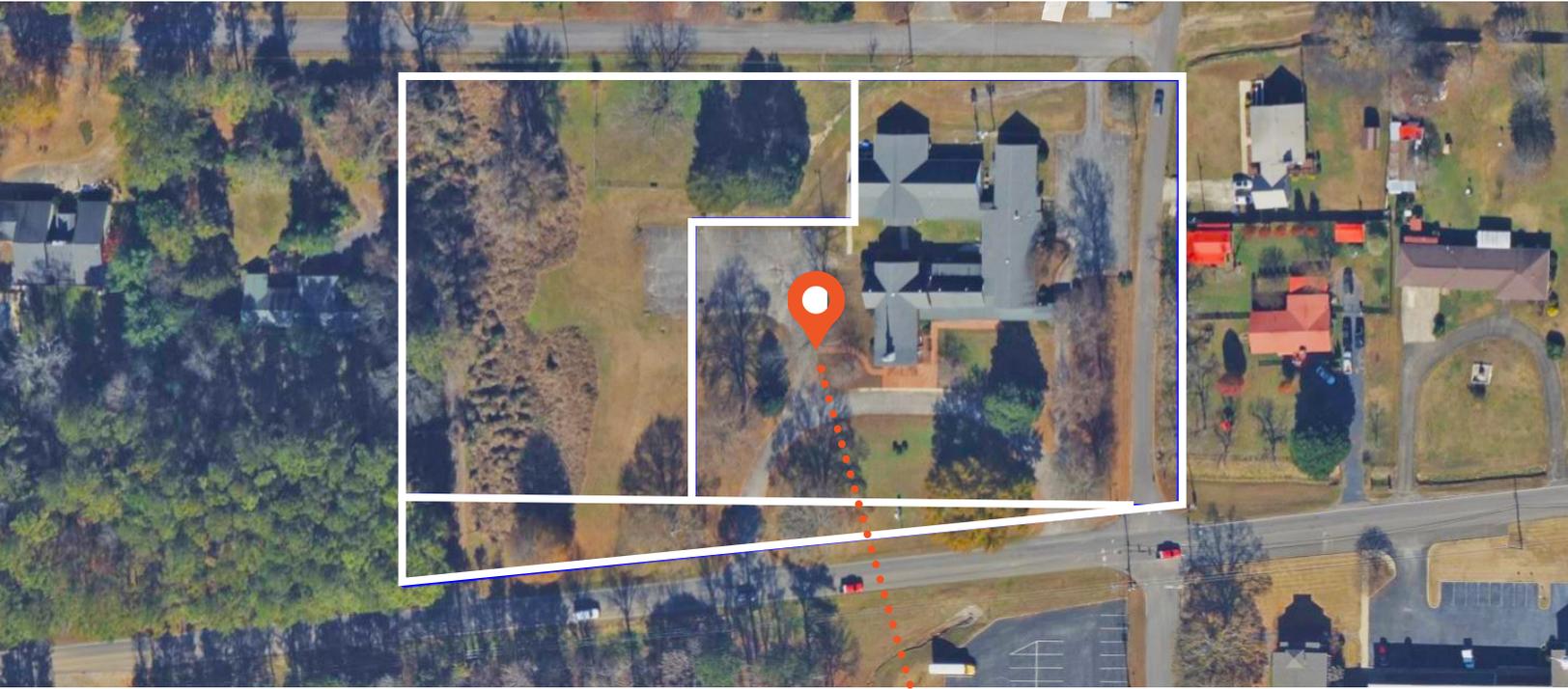
MISSION
PROPERTY
GROUP

IN COOPERATION WITH:
ANNA KING
Sale Executive and Owner
256.453.5149
anna@eraking.com

ERA KING
REAL ESTATE SINCE 1969

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

AERIAL & PROPERTY LOCATION



FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM
Partner, Managing Director
407.540.7718
matt.messier@foundrycommercial.com

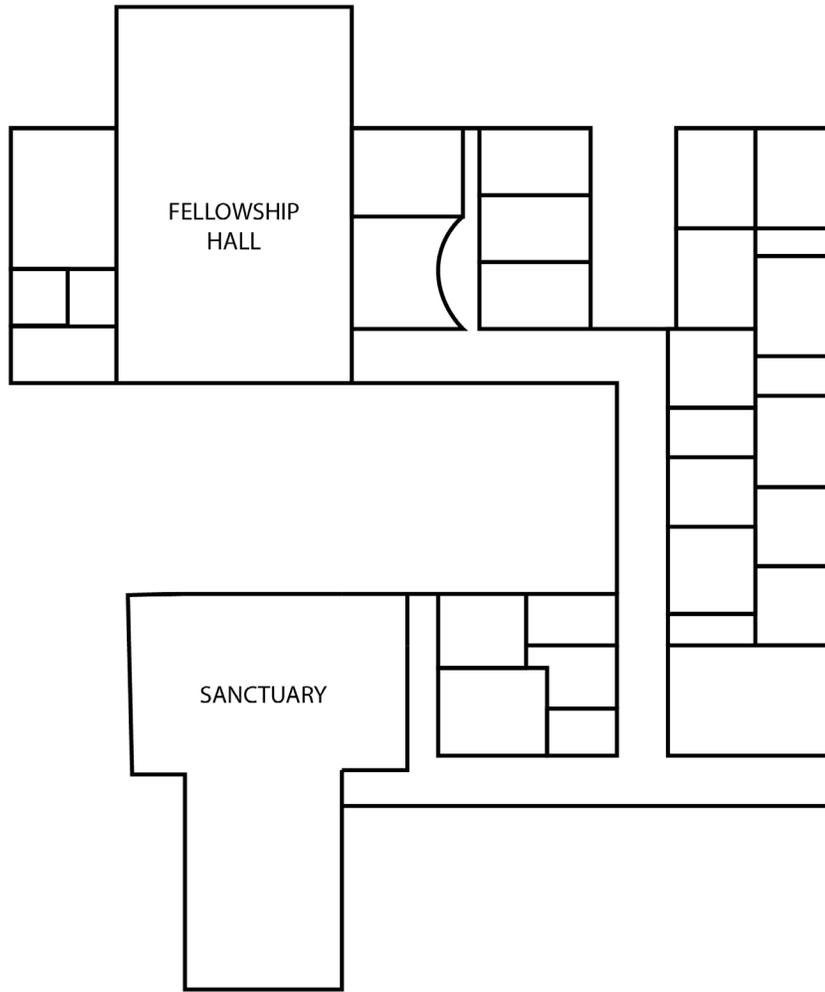


MISSION
PROPERTY
GROUP

IN COOPERATION WITH:
ANNA KING
Sale Executive and Owner
256.453.5149
anna@eraking.com



FLOOR PLAN



*NOT DRAWN TO SCALE

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM
Partner, Managing Director
407.540.7718
matt.messier@foundrycommercial.com



MISSION
PROPERTY
GROUP

IN COOPERATION WITH:
ANNA KING
Sale Executive and Owner
256.453.5149
anna@eraking.com



12,449± SF TOTAL ON 4.73± AC FOR SALE

461 CHOCCOLOCCO ROAD | ANNISTON, AL

PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM
Partner, Managing Director
407.540.7718
matt.messier@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

IN COOPERATION WITH:
ANNA KING
Sale Executive and Owner
256.453.5149
anna@eraking.com

ERA KING
REAL ESTATE SINCE 1969

Although all information furnished regarding sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM
Partner, Managing Director
407.540.7718
matt.messier@foundrycommercial.com



MISSION
PROPERTY
GROUP

IN COOPERATION WITH:
ANNA KING
Sale Executive and Owner
256.453.5149
anna@eraking.com



12,449± SF TOTAL ON 4.73± AC FOR SALE

461 CHOCCOLOCCO ROAD | ANNISTON, AL

PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM
Partner, Managing Director
407.540.7718
matt.messier@foundrycommercial.com

FOUNDRY
COMMERCIAL

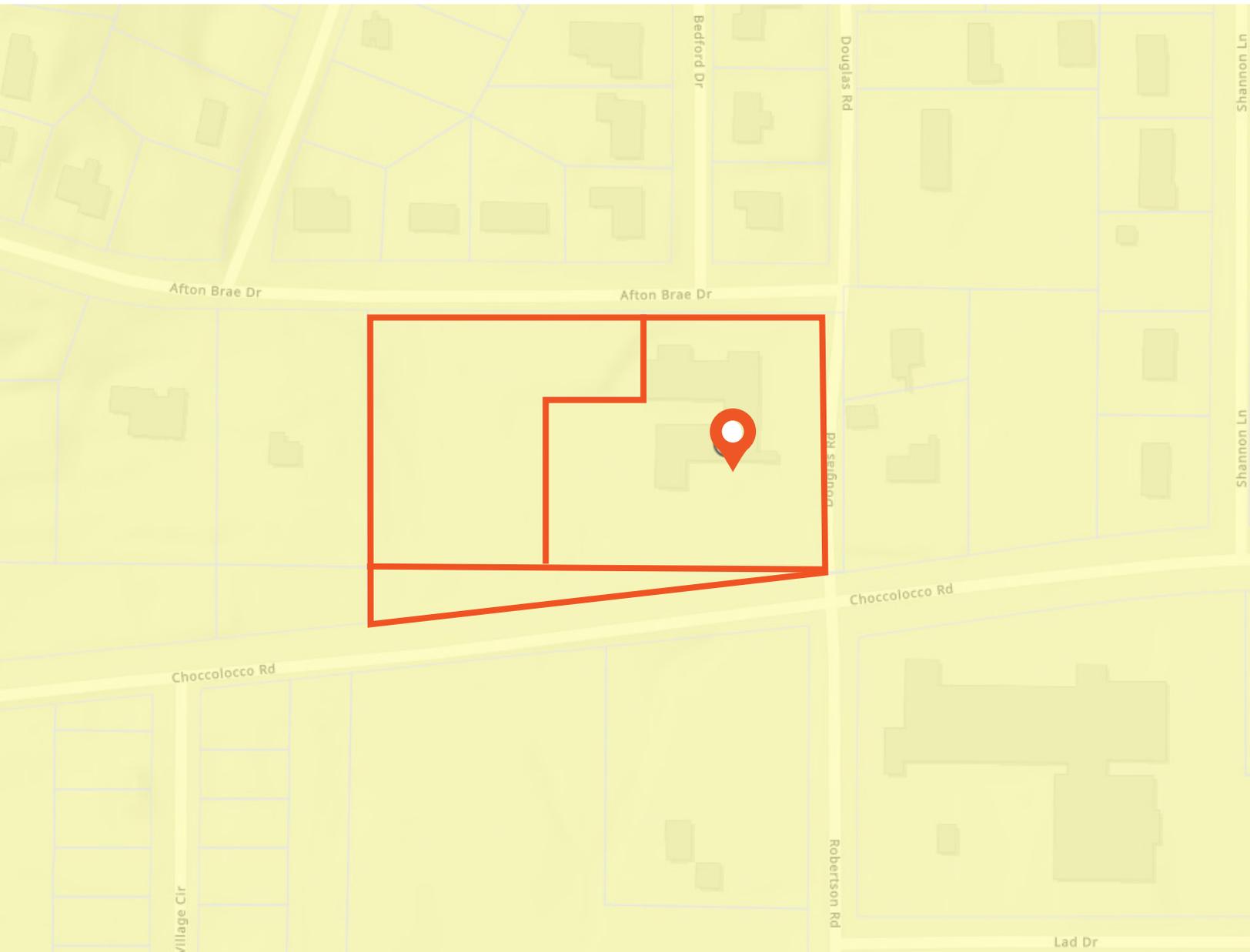
MISSION
PROPERTY
GROUP

IN COOPERATION WITH:
ANNA KING
Sale Executive and Owner
256.453.5149
anna@eraking.com

ERA KING
REAL ESTATE SINCE 1969

Although all information furnished regarding sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

ZONING



SN2: Suburban Neighborhood

The SN 2 district is primarily comprised of single-family homes on lots of varying sizes, but most lots are larger than those found in the Urban Neighborhood districts. There is very little multifamily residential development in this district. The intent of this district is to provide for the protection of existing neighborhoods and creation of new neighborhoods that are better connected to community facilities, neighborhood services, and other neighborhoods.

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM
 Partner, Managing Director
407.540.7718
matt.messier@foundrycommercial.com



MISSION
PROPERTY
GROUP

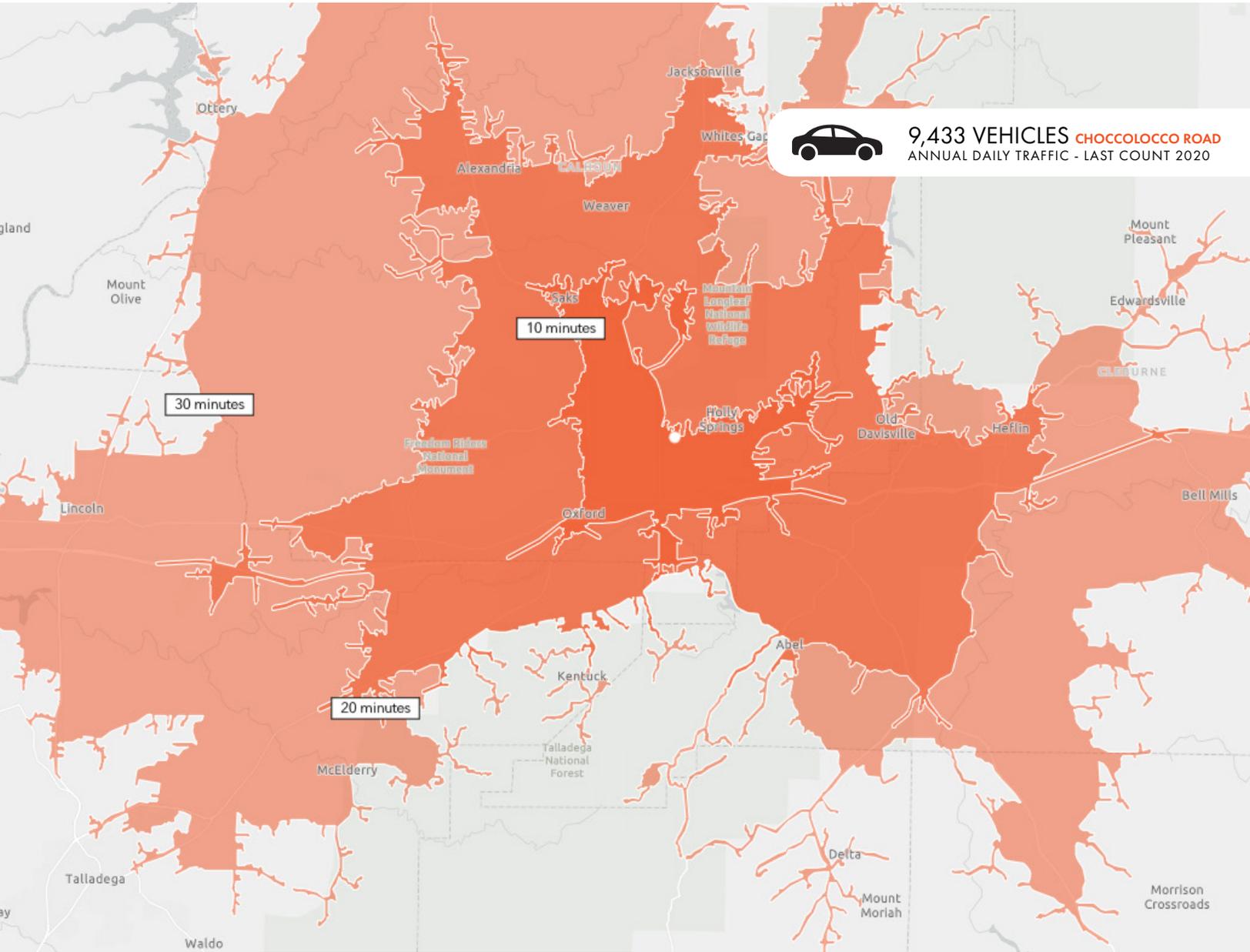
IN COOPERATION WITH:

ANNA KING
 Sale Executive and Owner
256.453.5149
anna@eraking.com



Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

DRIVE TIMES TO FACILITY ON SUNDAYS AT 9AM



APPROXIMATE TRAVEL TIMES

CHOCCOLOCCO	7 MINUTES	HEFLIN	20 MINUTES
SAKS	11 MINUTES	JACKSONVILLE	22 MINUTES
OXFORD	12 MINUTES	ARMY DEPOT	22 MINUTES

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM
 Partner, Managing Director
407.540.7718
 matt.messier@foundrycommercial.com



MISSION
 PROPERTY
 GROUP

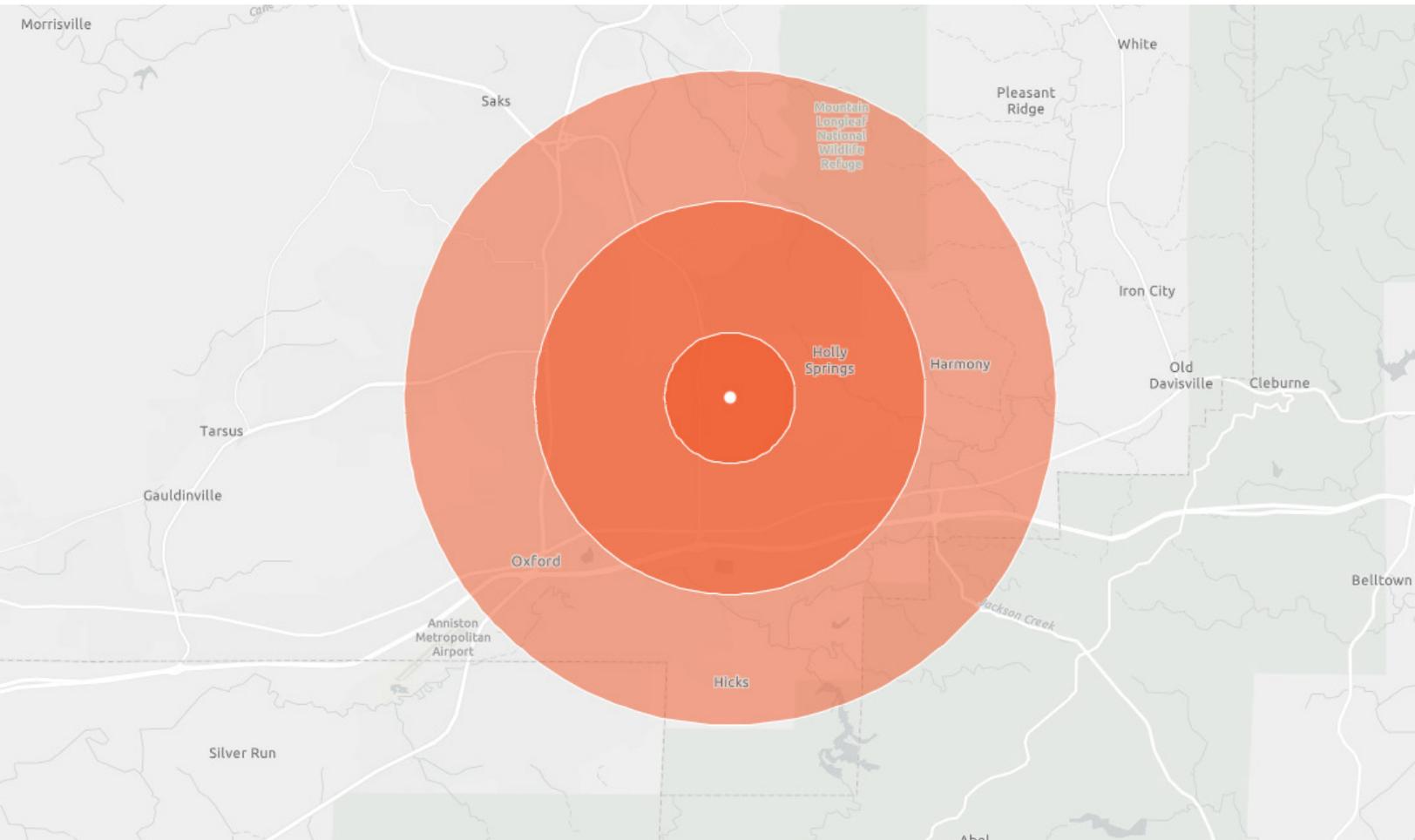
IN COOPERATION WITH:

ANNA KING
 Sale Executive and Owner
256.453.5149
 anna@eraking.com



Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

DEMOGRAPHICS



1 MILE RADIUS

	1,623 ESTIMATED POPULATION 2025
	48.1 MEDIAN AGE
	\$211,914 MEDIAN HOME VALUE 2025
	212 TOTAL EMPLOYEES
	\$110,787 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	14,415 ESTIMATED POPULATION 2025
	42.9 MEDIAN AGE
	\$208,032 MEDIAN HOME VALUE 2025
	9,658 TOTAL EMPLOYEES
	\$99,972 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	36,280 ESTIMATED POPULATION 2025
	40.7 MEDIAN AGE
	\$181,717 MEDIAN HOME VALUE 2025
	20,594 TOTAL EMPLOYEES
	\$84,401 AVG HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM
Partner, Managing Director
407.540.7718
matt.messier@foundrycommercial.com



MISSION
PROPERTY
GROUP

IN COOPERATION WITH:

ANNA KING
Sale Executive and Owner
256.453.5149
anna@eraking.com



Although all information furnished regarding sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.