

INVESTMENT OPPORTUNITY

Flex Industrial @ Hwy 31 FOR SALE

1225 5th Ave SE
Decatur, AL 35601

BUILDING SIZE 5,250 SF

SITE SIZE 0.8+ Acres

FOR SALE: \$550,000

PROPERTY HIGHLIGHTS

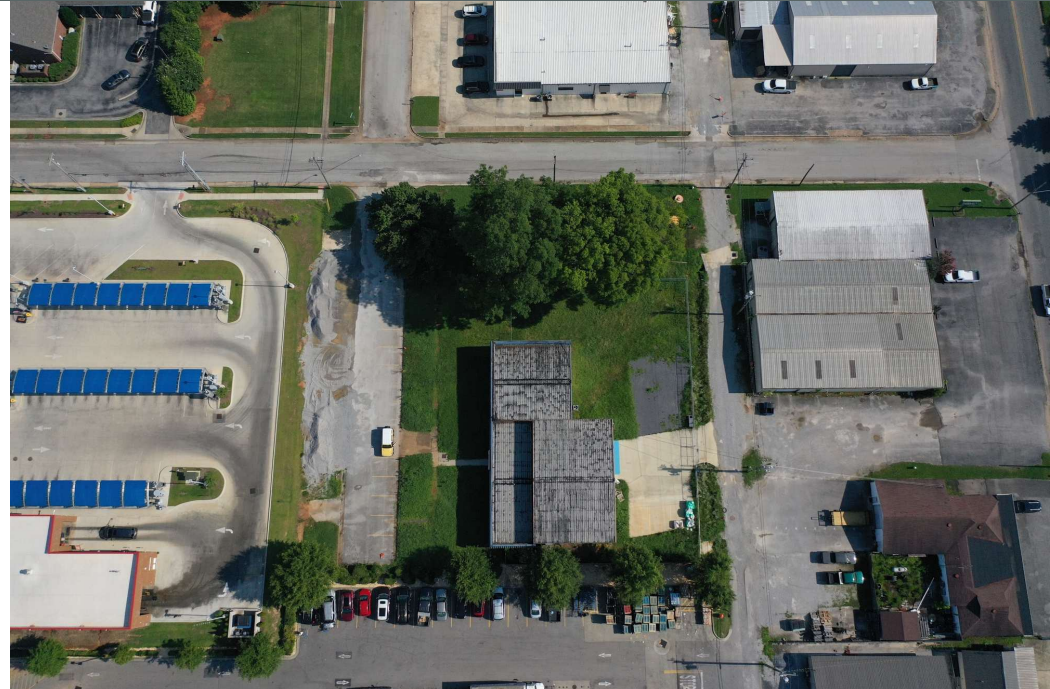
- 5,250 SF industrial flex space
- Situated on 0.8 acres
- Building offers 50% conditioned office area and 50% non-conditioned warehouse
- Laydown yard area with separate entrance in rear of property
- Convenient location surrounded by industrial and commercial use
- Near immediate access to Highway 31 (6th Avenue)

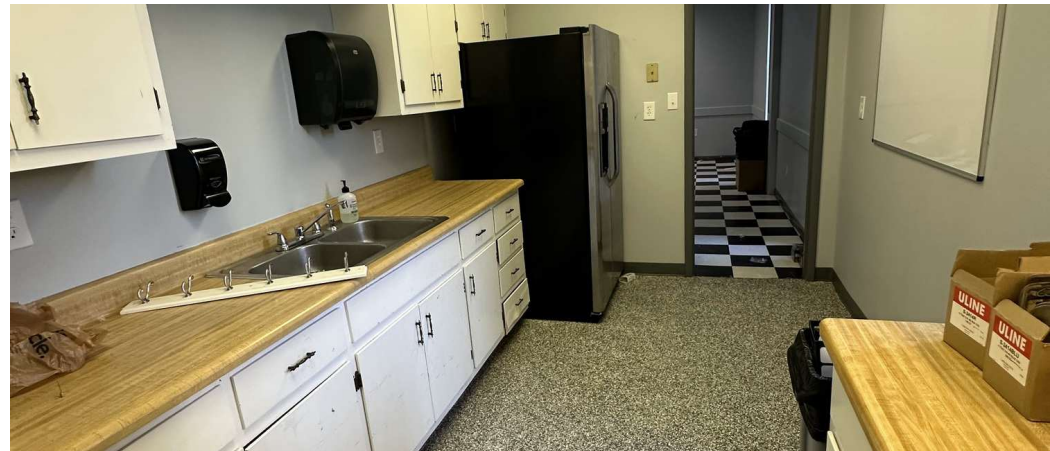


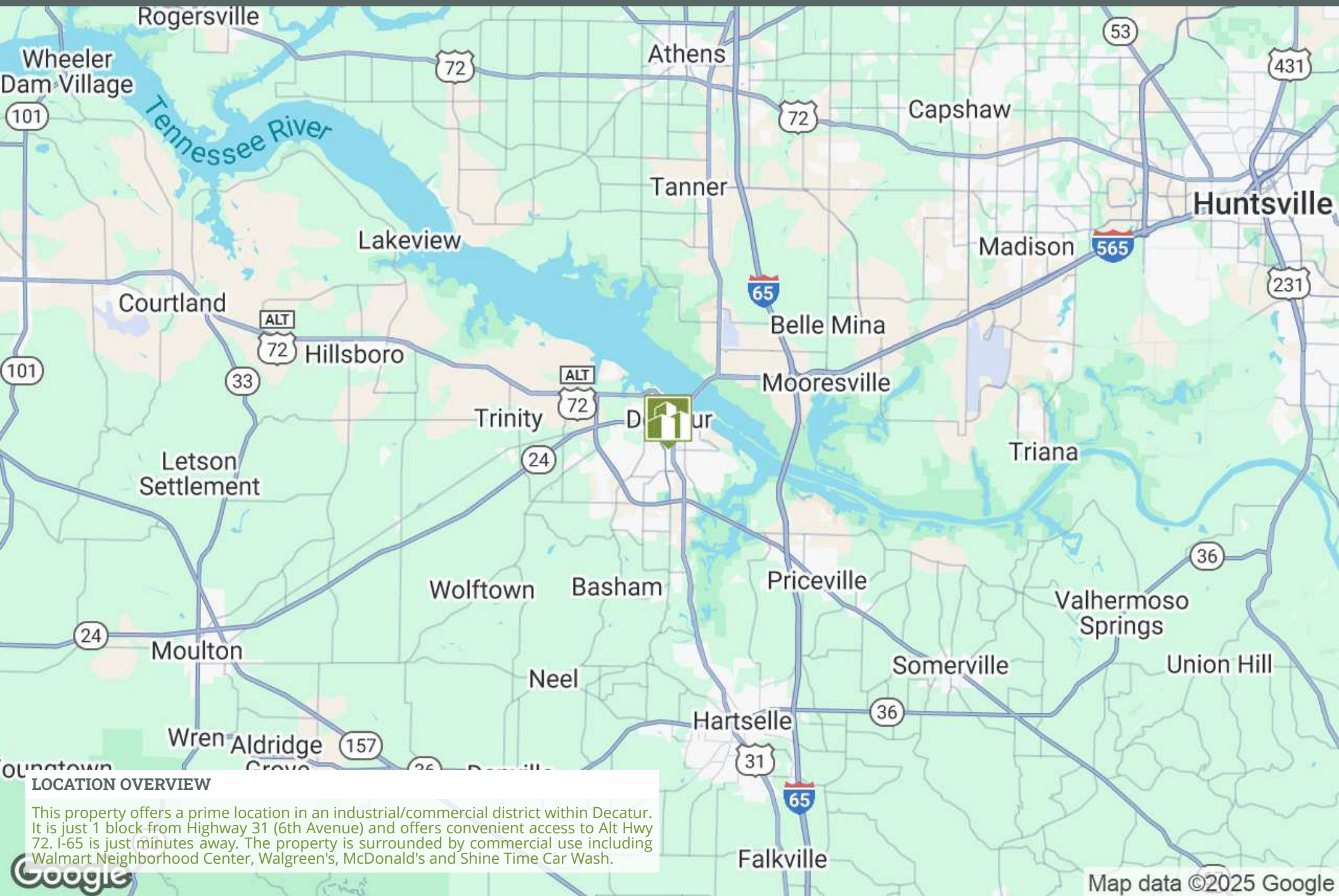
PROPERTY DESCRIPTION

Discover a prime investment opportunity at 1225 5th Ave SE. This 5,250 SF industrial/flex space is well suited to accommodate a range of industrial/flex uses, making it an attractive prospect for investors. Zoned RD, the property offers an attractive location in the Decatur area with access to major traffic arteries serving north Alabama and south/middle Tennessee. A laydown yard area provides an added benefit for users needing outside storage areas.

1225 5TH AVE SE | FOR SALE







LOCATION OVERVIEW

This property offers a prime location in an industrial/commercial district within Decatur. It is just 1 block from Highway 31 (6th Avenue) and offers convenient access to Alt Hwy 72. I-65 is just minutes away. The property is surrounded by commercial use including Walmart Neighborhood Center, Walgreen's, McDonald's and Shine Time Car Wash.

