

Property Details & Highlights

3212 20th Ave, Valley, AL 36854

FOR SALE

Building Name	Valley AL Special Purpose or Retail
Property Type	Retail
Property Subtype	Specialty Center
APN	12 18 03 06 2 008 011.002
Building Size	24,884 SF
Lot Size	87,902 SF
Year Built	1962
Year Last Renovated	2024
Number of Floors	1
Parking Spaces	50
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

This well-located property presents an exceptional opportunity for family entertainment, retail, or self-storage uses. The surrounding area is active and well-established, with a strong mix of commercial and residential development that supports consistent traffic and long-term demand. Nearby retail outlets, restaurants, and entertainment venues contribute to a lively commercial environment. This setting offers a compelling combination of visibility, accessibility, and community engagement for investors or owner-operators seeking to establish or expand their presence in the market.

The ~25,000 square foot, climate-controlled building situated on a 2-acre lot provides significant flexibility for repurposing. The existing improvements are well-suited for conversion to climate-controlled and conventional self-storage, and the site layout also lends itself to boat and/or RV storage, addressing a growing demand segment in the area. Overall, the property offers multiple viable redevelopment or adaptive-reuse paths, making it an attractive investment with both income and repositioning potential.



- Asking Price - \$775,000
- 24,884 SF building
- Built in 1962 but Renovated in 2024
- Zoned C-3 - Self Storage is Acceptable Use
- Repurposing potential for Other Entertainment Venues, Retail, or Self Storage,
- Owner will consider a lease

Scott Myers

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Sale Price	\$775,000
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LOCATION INFORMATION

Building Name	Valley AL Special Purpose or Retail
Street Address	3212 20th Ave
City, State, Zip	Valley, AL 36854
County	Chambers
Market	Columbus Georgia
Sub-market	Chambers County

BUILDING INFORMATION

Building Size	24,884 SF
Tenancy	Single
Number of Floors	1
Year Built	1962
Year Last Renovated	2024
Gross Leasable Area	24,884 SF
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Specialty Center
Zoning	C-3
Lot Size	87,902 SF
APN #	12 18 03 06 2 008 011.002
Lot Depth	6,510 ft

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	2.0
Number of Parking Spaces	50

UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	3

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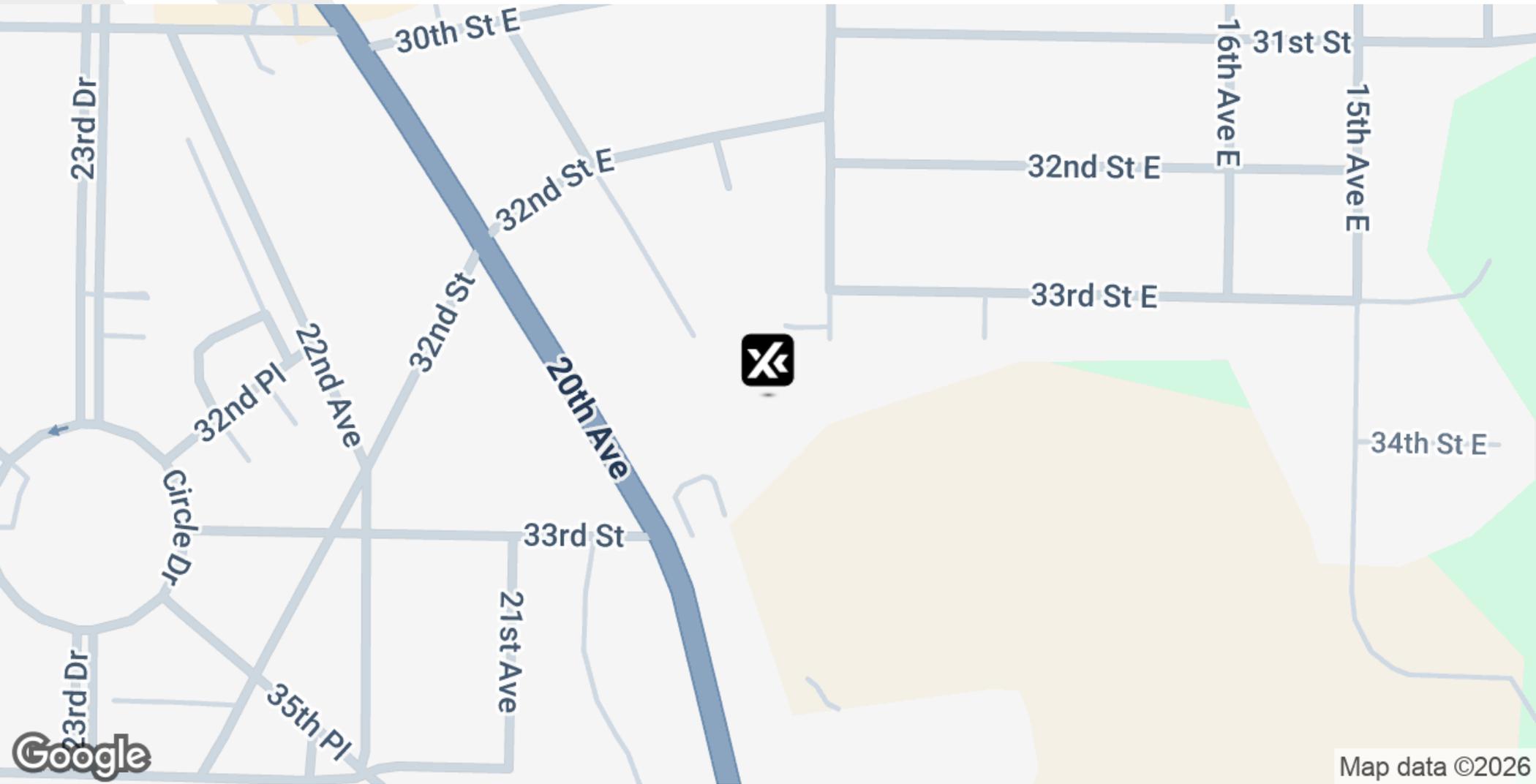
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Location Map

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Demographics Map & Report

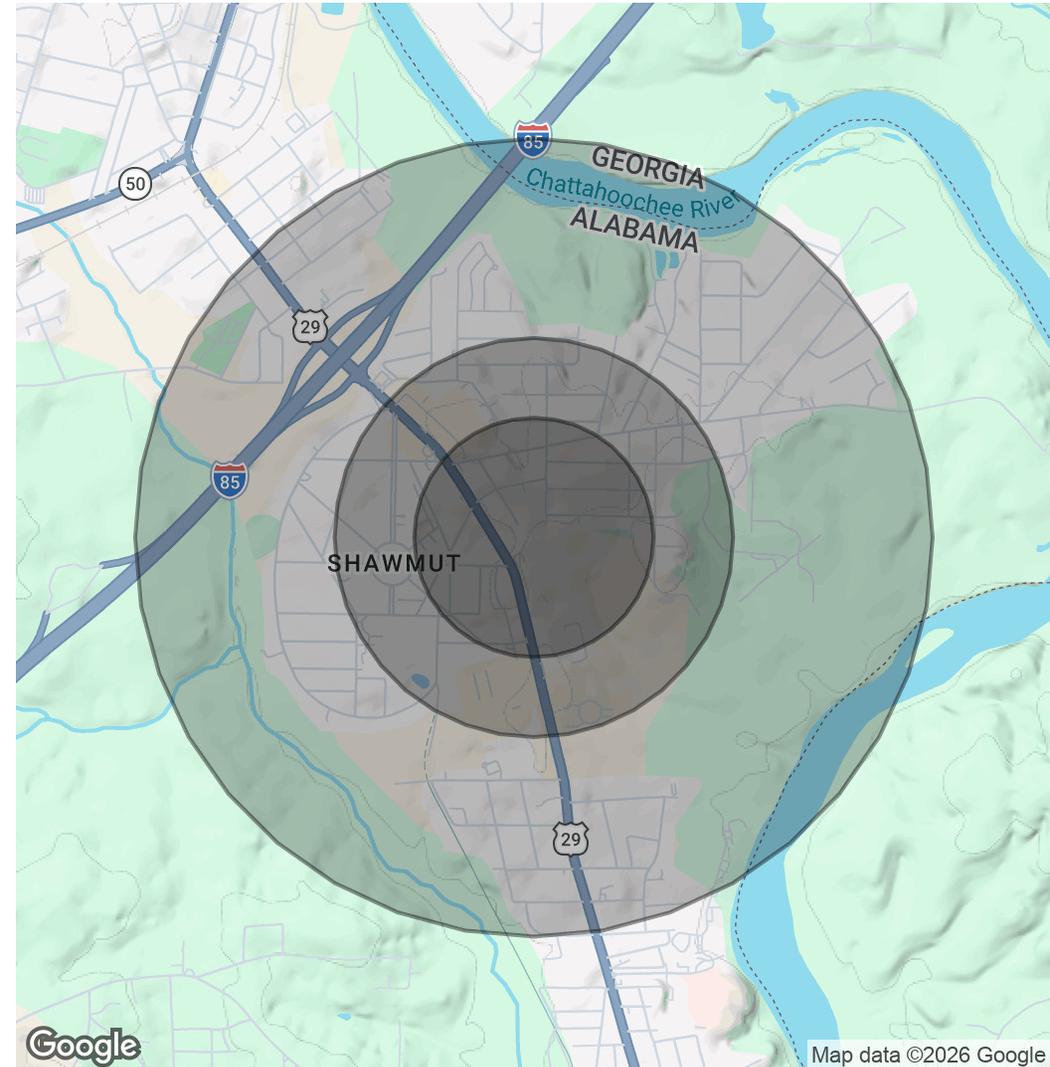
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	364	1,006	2,843
Average Age	42	41	42
Average Age (Male)	39	39	39
Average Age (Female)	44	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	153	418	1,163
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$75,549	\$72,874	\$68,381
Average House Value	\$145,715	\$149,873	\$149,620

Demographics data derived from AlphaMap



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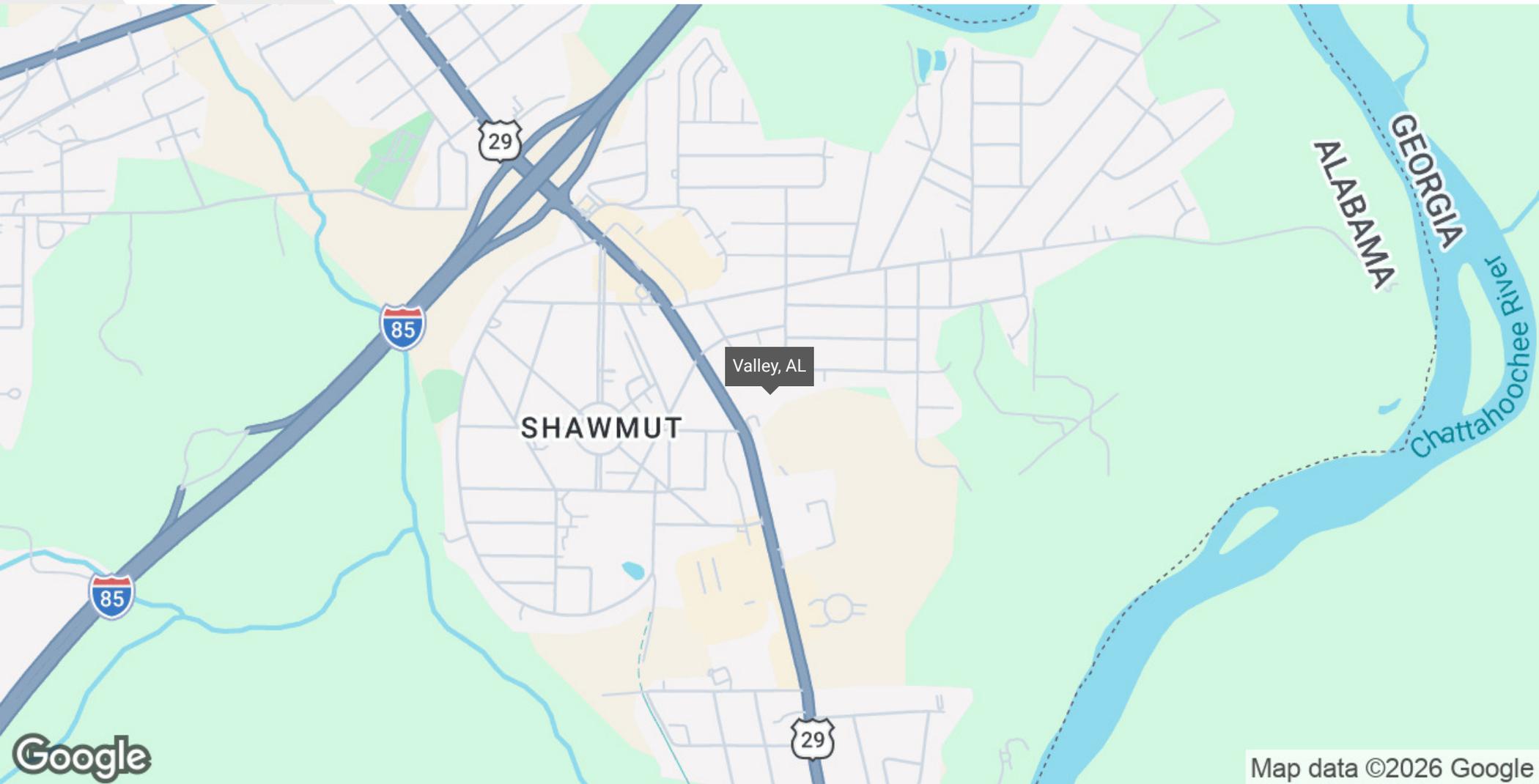


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Regional Map

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Additional Photos

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