



OFFERING SUMMARY

Sale Price:	\$179,900
Shop Size:	1,000 SF
House Size:	2,700 SF
Zoning:	B-2

PROPERTY OVERVIEW

This versatile property includes 1,000 ± SF of office space situated on a 15,514 ± SF lot zoned B-2. The site offers excellent exposure with approximately 101 feet of frontage on Lower Wetumpka Road and 152 feet on Rotary Street and is secured with chain-link fencing. The property is currently used as a used car lot, with an on-site shop and fenced area leased to a tenant for \$1,000 per month. At the rear of the property, there is a 2,700 ± SF home featuring two garages, which is leased to a residential tenant for \$950 per month. Together, the property generates \$1,950 in total monthly rental income. This location offers strong investment potential with **existing income and flexible use options**. For more information or to schedule a tour, contact **Mickey Phillips at 334-312-1100**.

PROPERTY HIGHLIGHTS

- Income-producing property with two tenants:
- Shop & fenced lot tenant: \$1,000/month
- Residential tenant: \$950/month
- Total monthly rental income: \$1,950
- Flexible investment opportunity – property can be sold as a whole or subdivided
- Convenient location across from Pickett Street and near major thoroughfares

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INCOME PRODUCING COMMERCIAL CORNER LOT | OFFICE BUILDING FOR SALE

ADDITIONAL PHOTOS



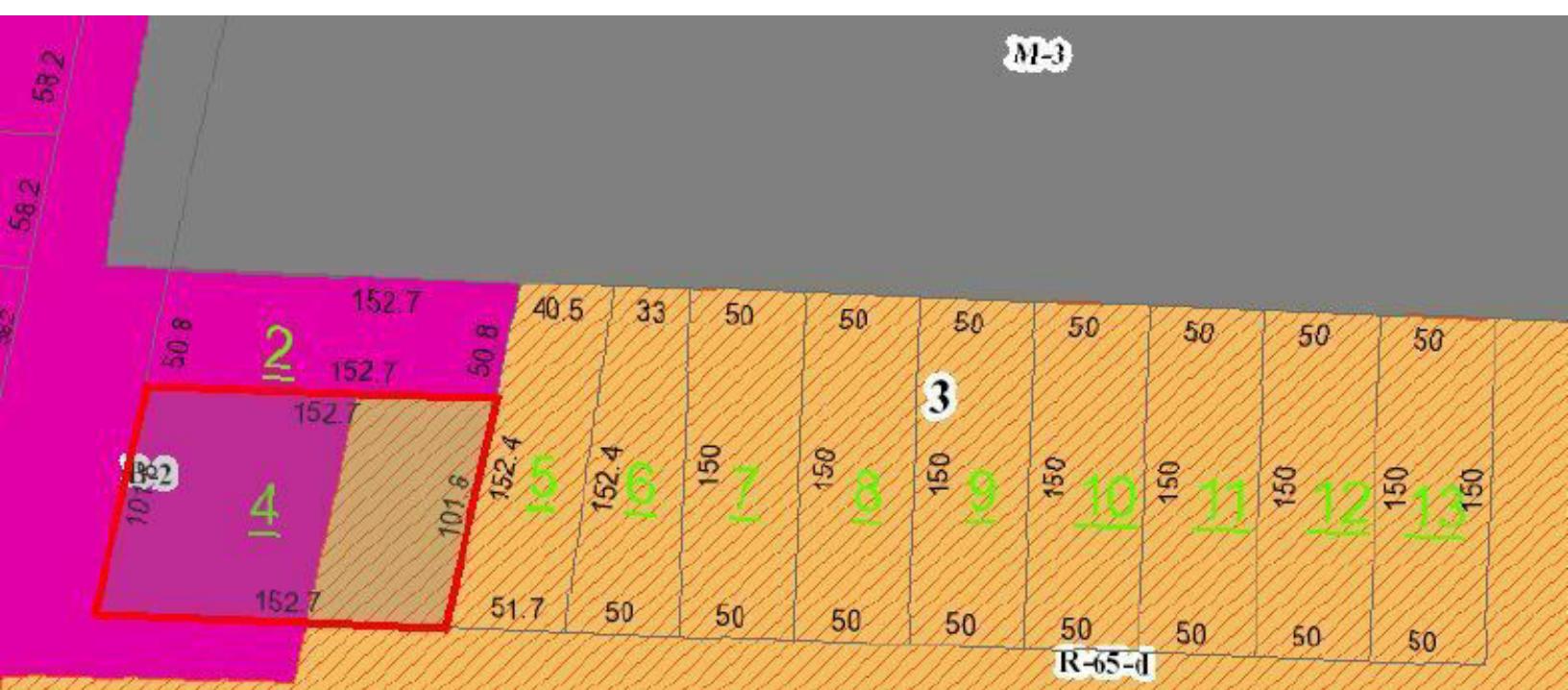
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ZONING

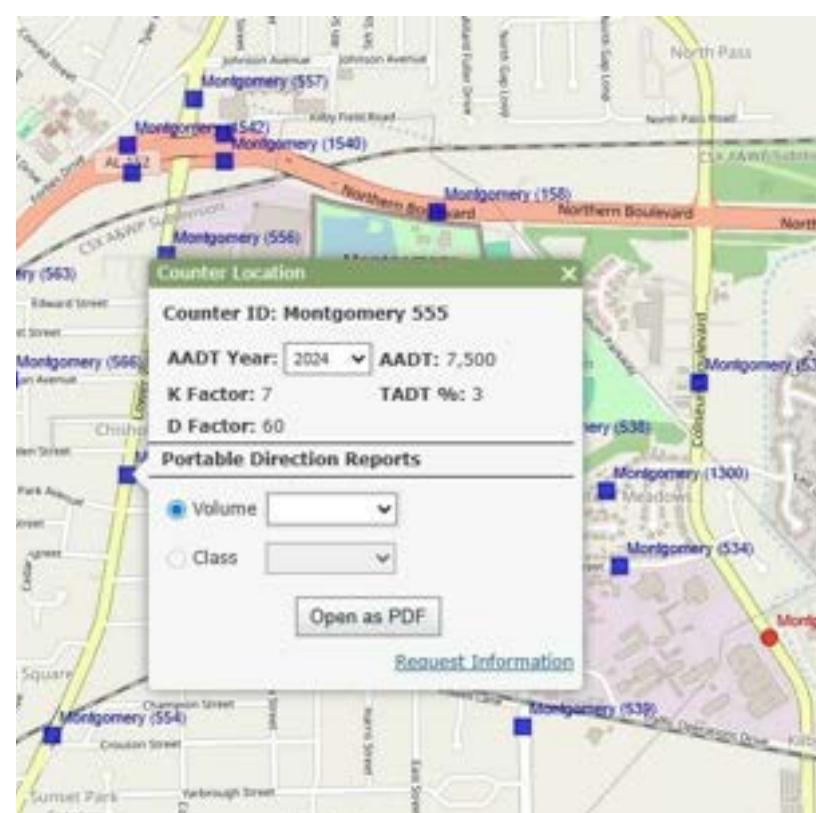
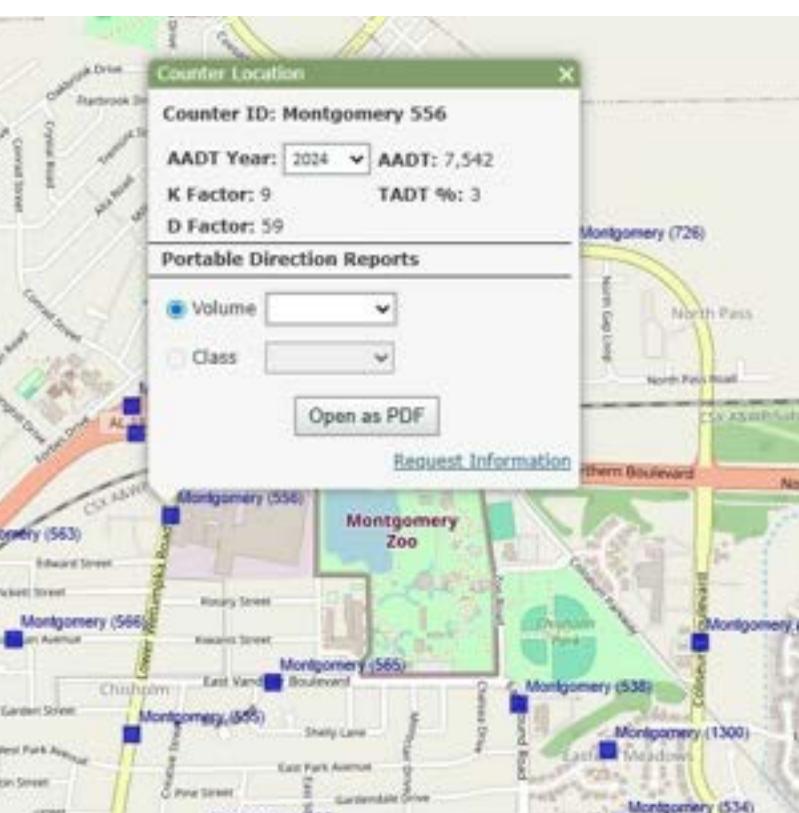
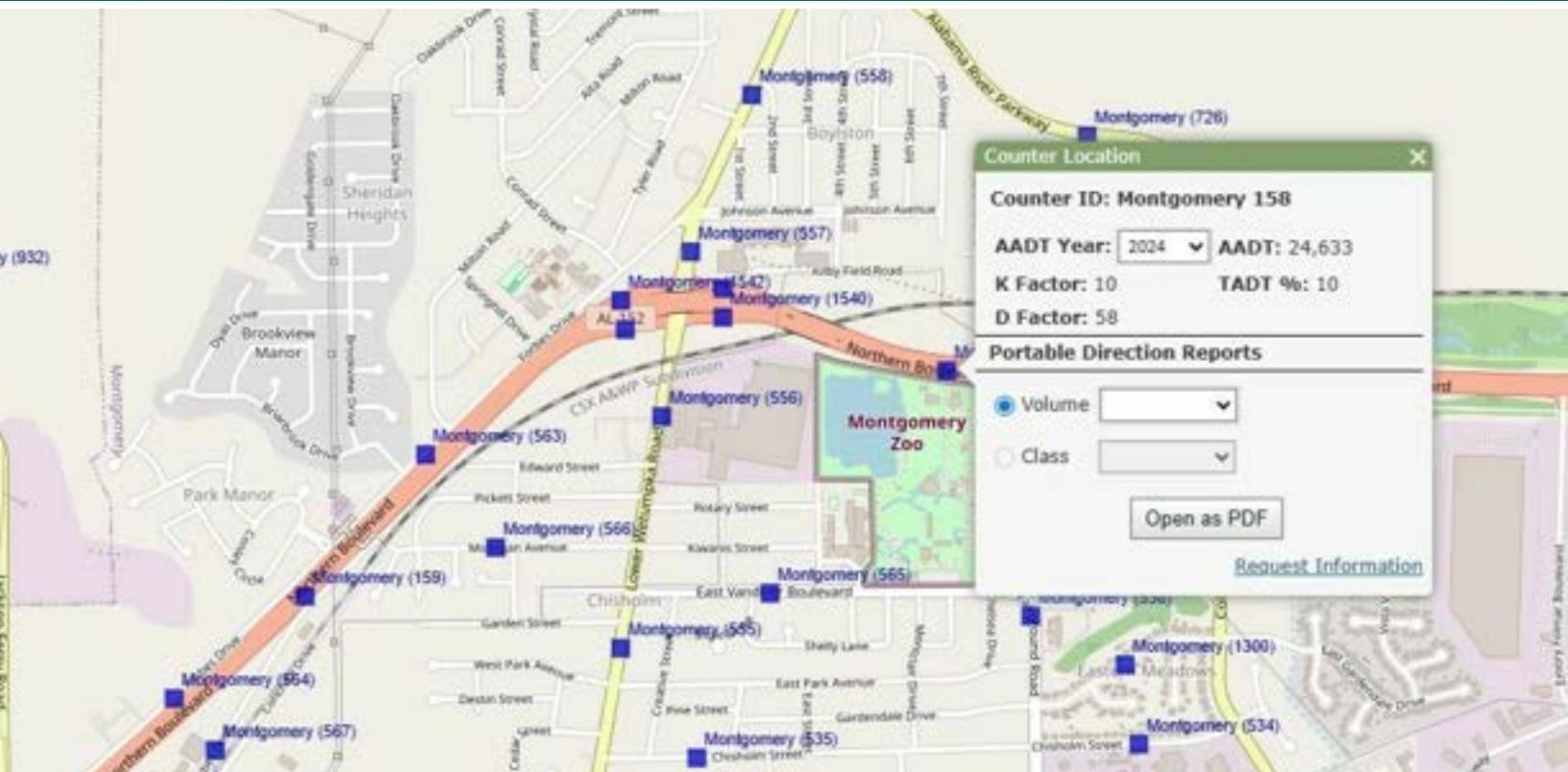


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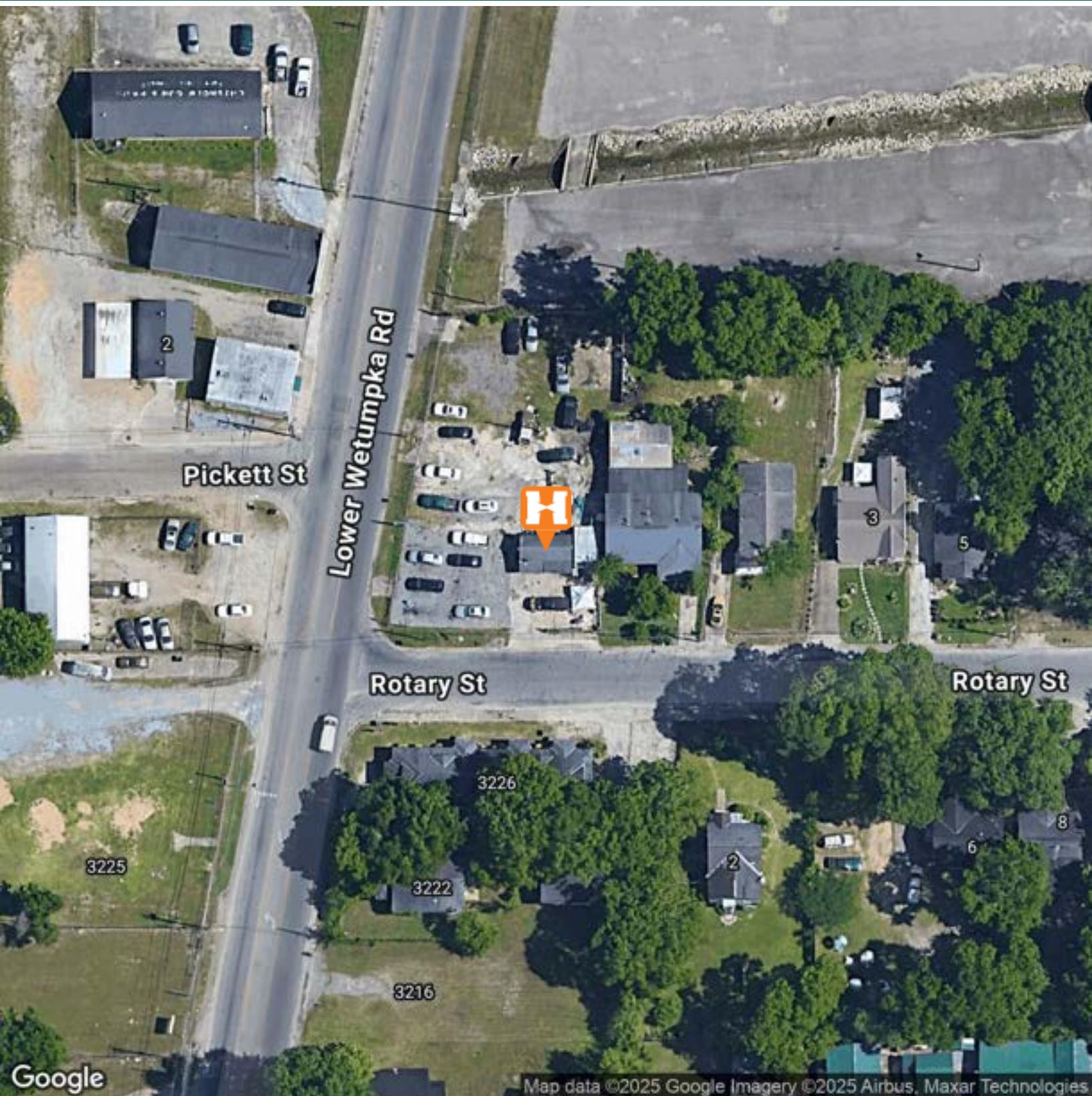
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TRAFFIC DATA



AERIAL MAP



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LOCATION MAP



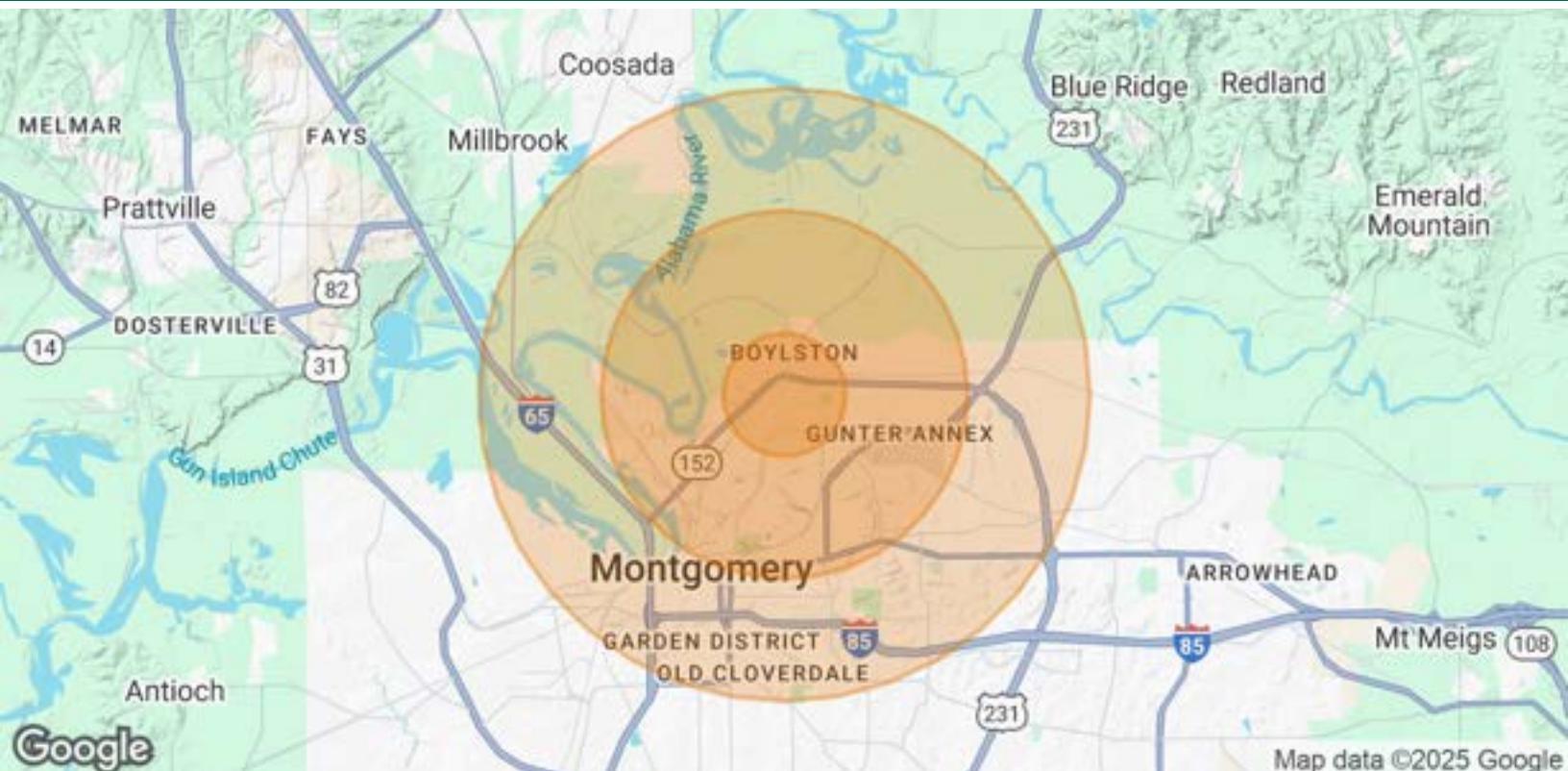
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,193	23,523	67,113
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,889	9,737	27,116
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$53,271	\$59,386	\$65,071
Average House Value	\$126,869	\$133,338	\$175,058

Demographics data derived from AlphaMap

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