



## 11100 US-45

11100 US-45, Chunchula, AL 36521



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# 11100 US-45

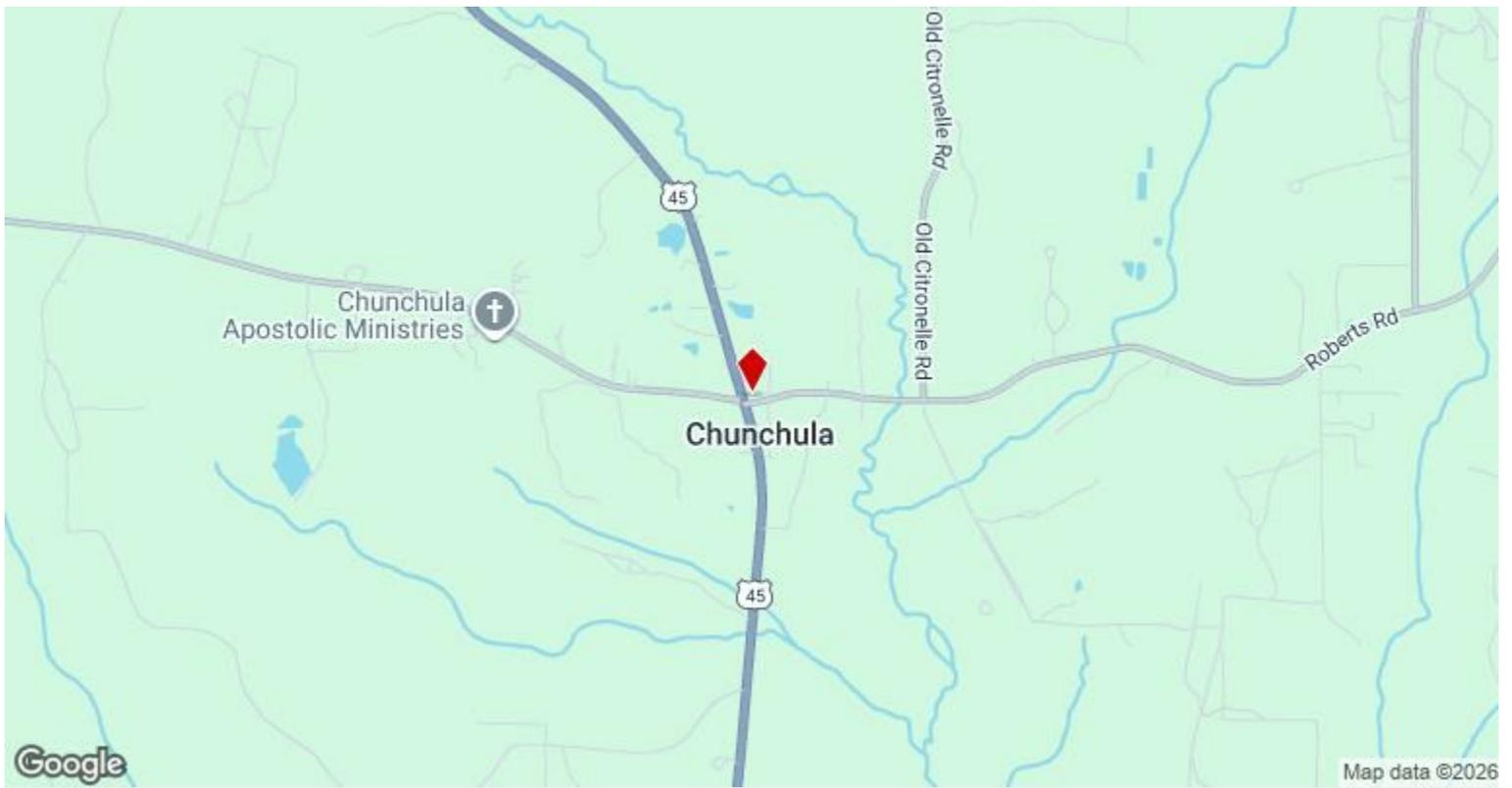
\$775,000

Rare retail/mixed use opportunity in the vibrant community of Chunchula, AL, Highway 45 footage, high traffic area. Formerly known as Davis General Store, this well-established property has an astounding history, once serving as both a retail store and a gas station. The property spans over 5,300 sq. ft. of space, offering endless possibilities for retail, mixed-use ventures, residential or redevelopment. This rare listing includes four additional adjacent parcels, creating a vast footprint for growth and investment. Included in the sale are: Parcel ID 13-09-32-0-000-017. , Parcel ID 13-09-32-0-000-018. , Parcel ID 13-09-32-0-000-019. , Parcel ID 13-09-32-0-000-021. . In addition to the commercial property, the package also features a 4,008 sq. ft. residential property and another commercial building ideal for various uses, plus land for expansion or future development. This versatile offering is perfect for business...

- Corner Lot
- Heavy traffic
- Open plan lay out, gas station, convience store, grocery store, Residential Property included



Price:	\$775,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Gross Building Area:	5,300 SF
No. Stories:	1
Year Built:	1978
Parking Ratio:	1.7/1,000 SF
Zoning Description:	X
APN / Parcel ID:	13-09-32-0-000-017.001
Walk Score ®:	6 (Car-Dependent)



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# Property Photos



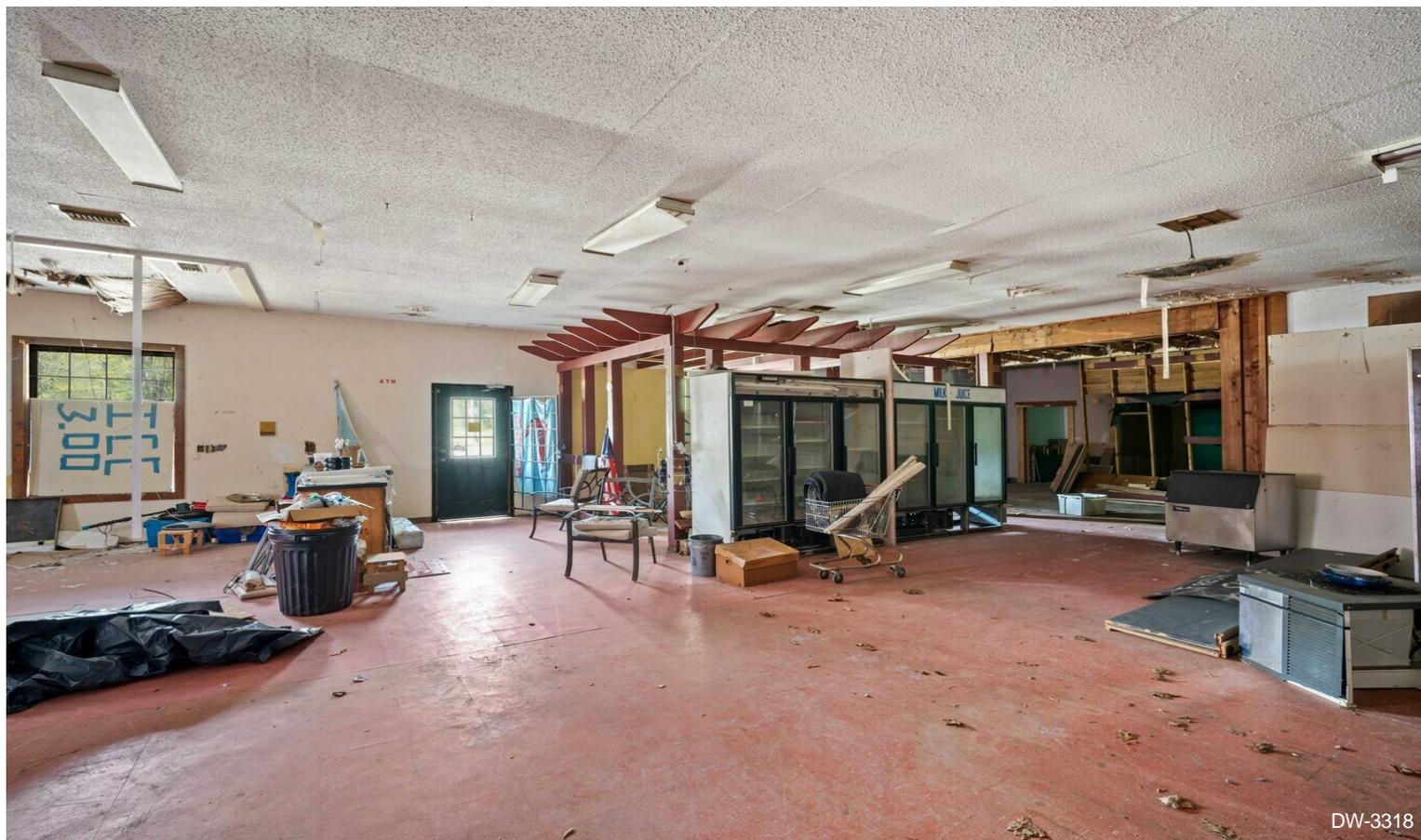
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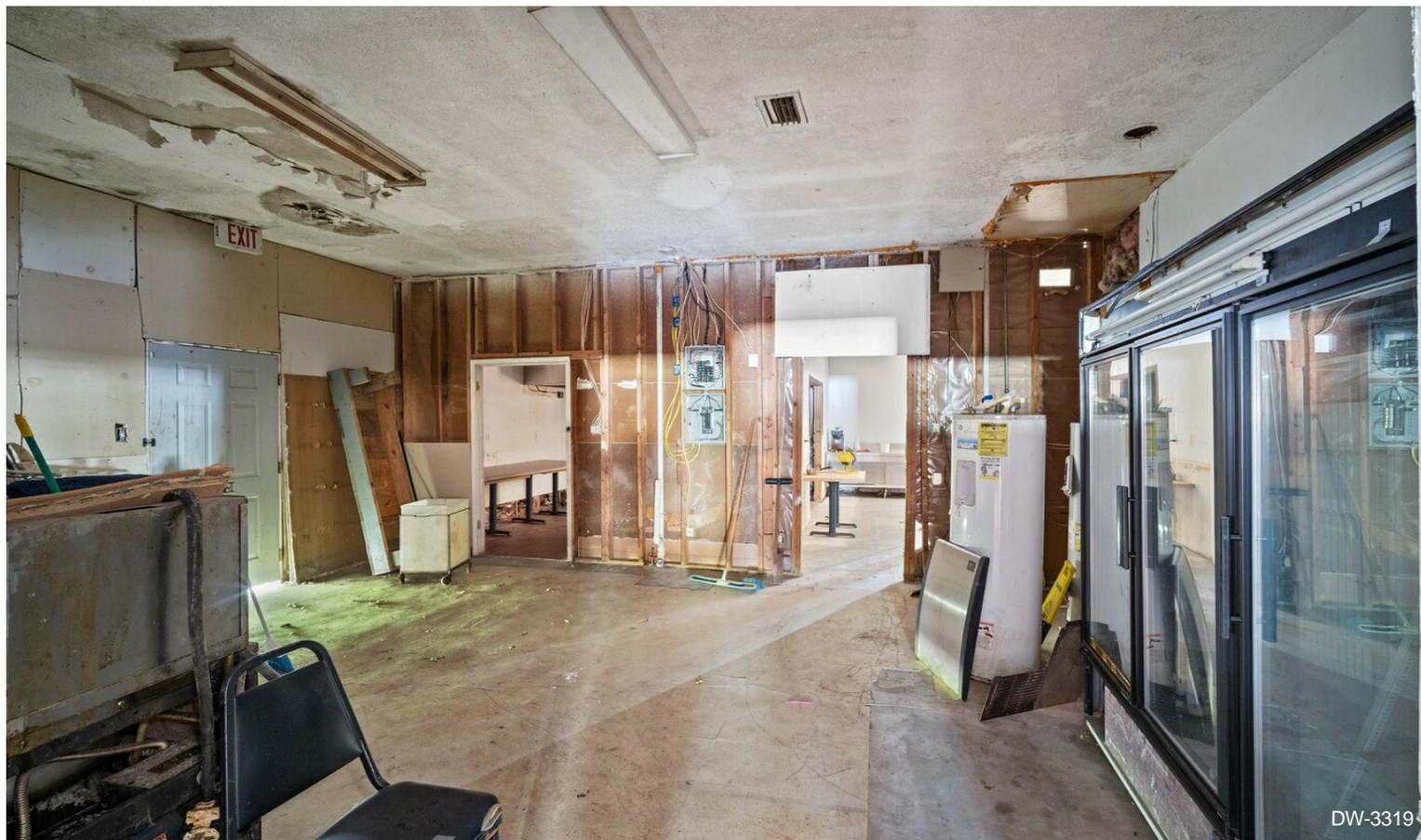
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# Property Photos



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# Property Photos

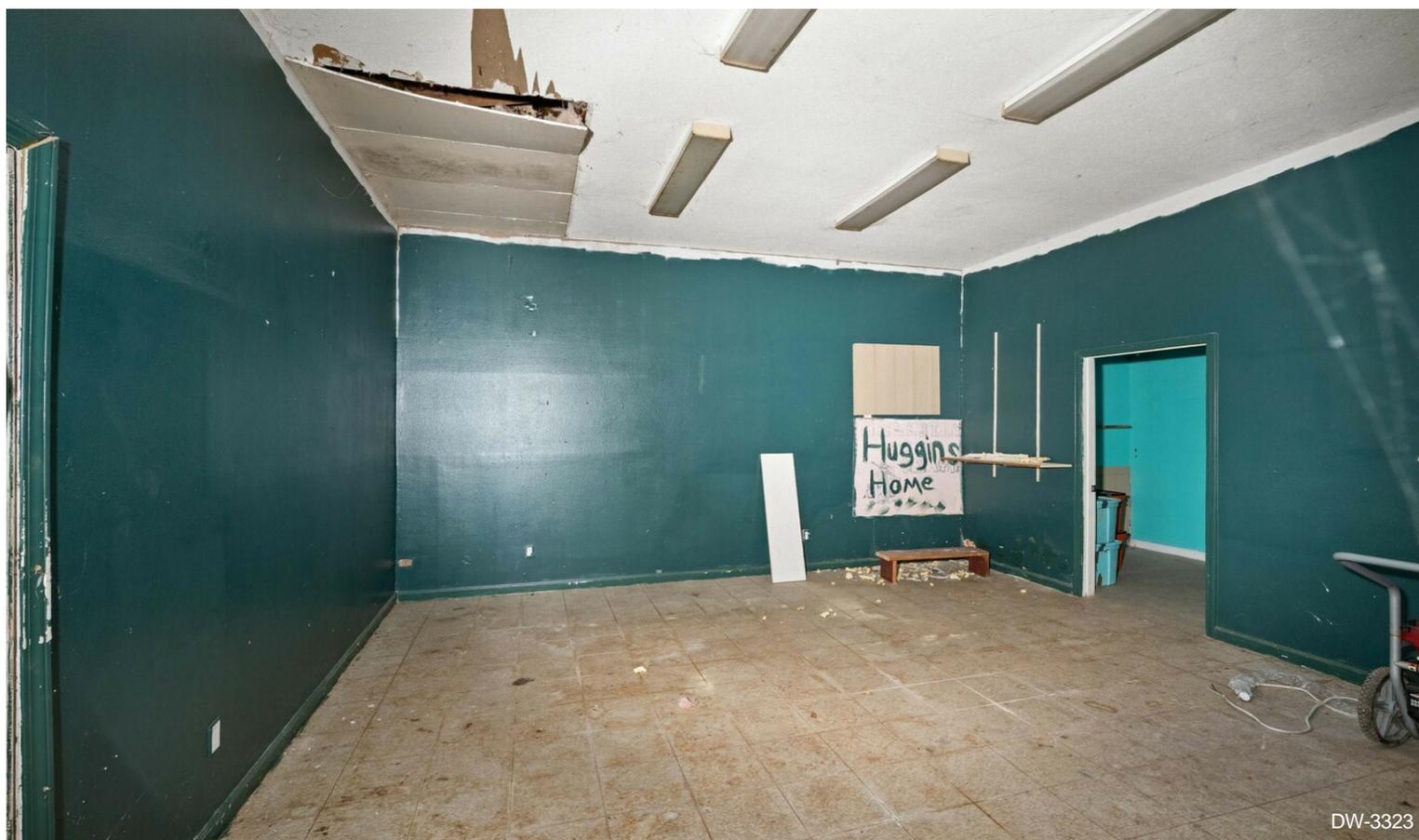
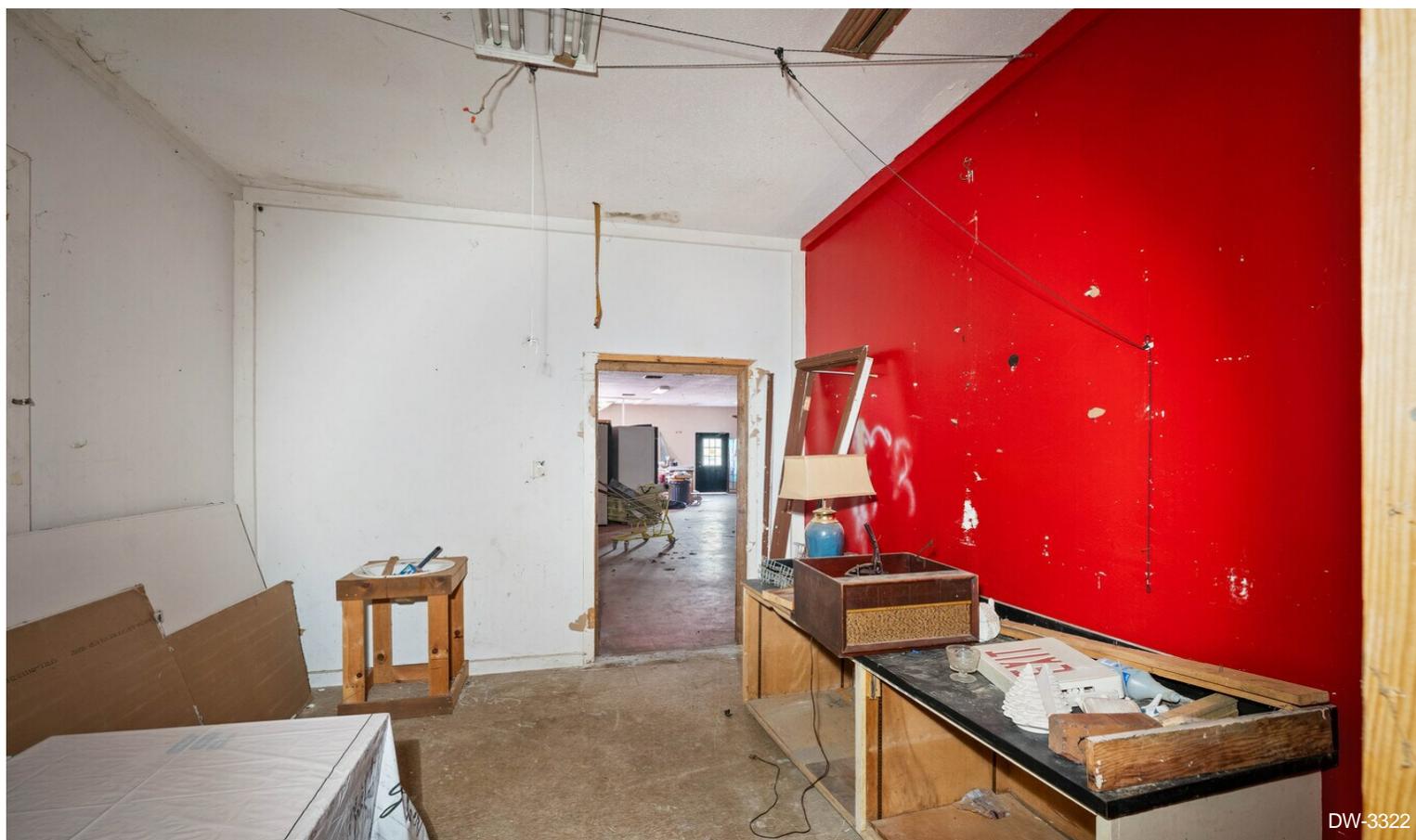


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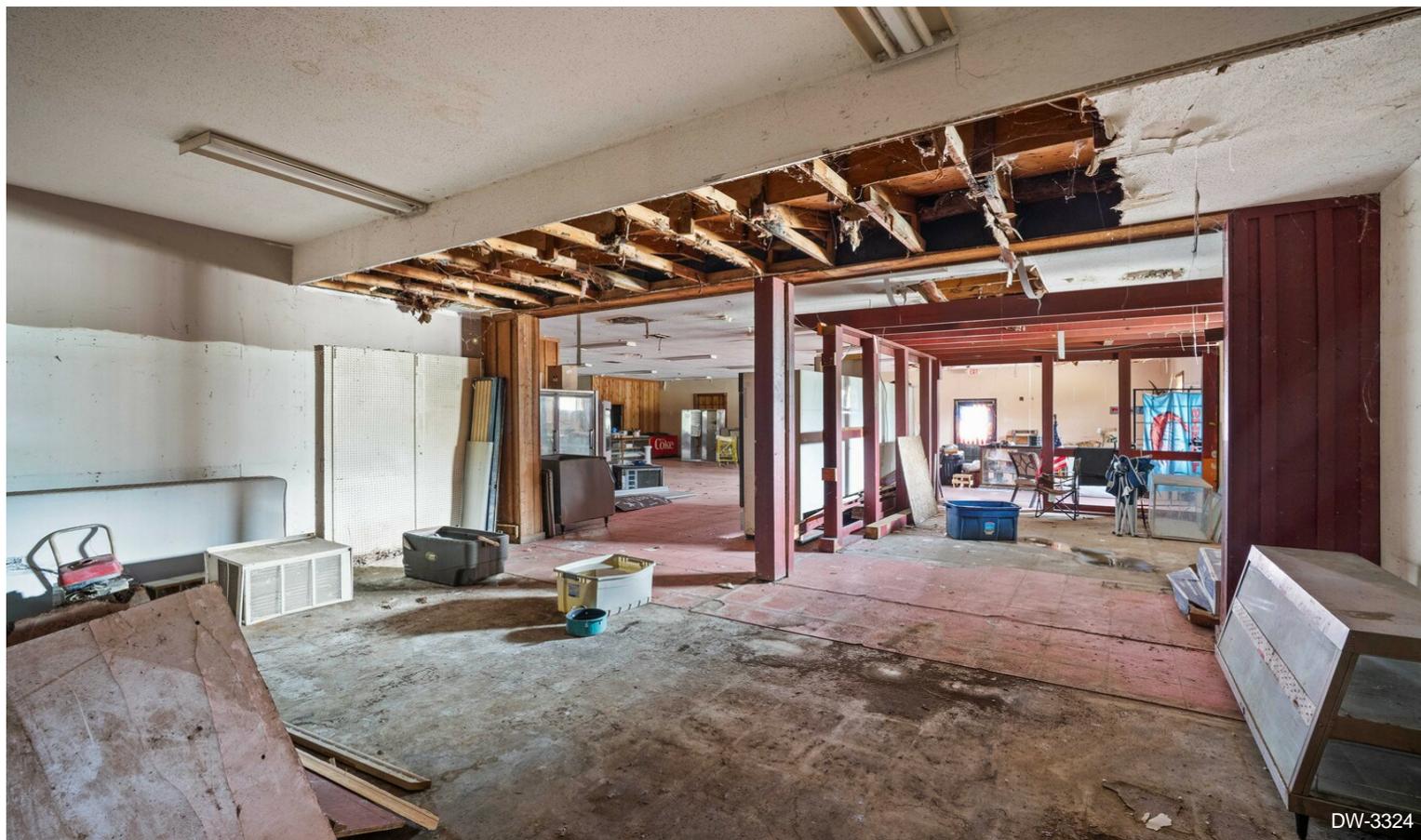


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# Property Photos



# Property Photos



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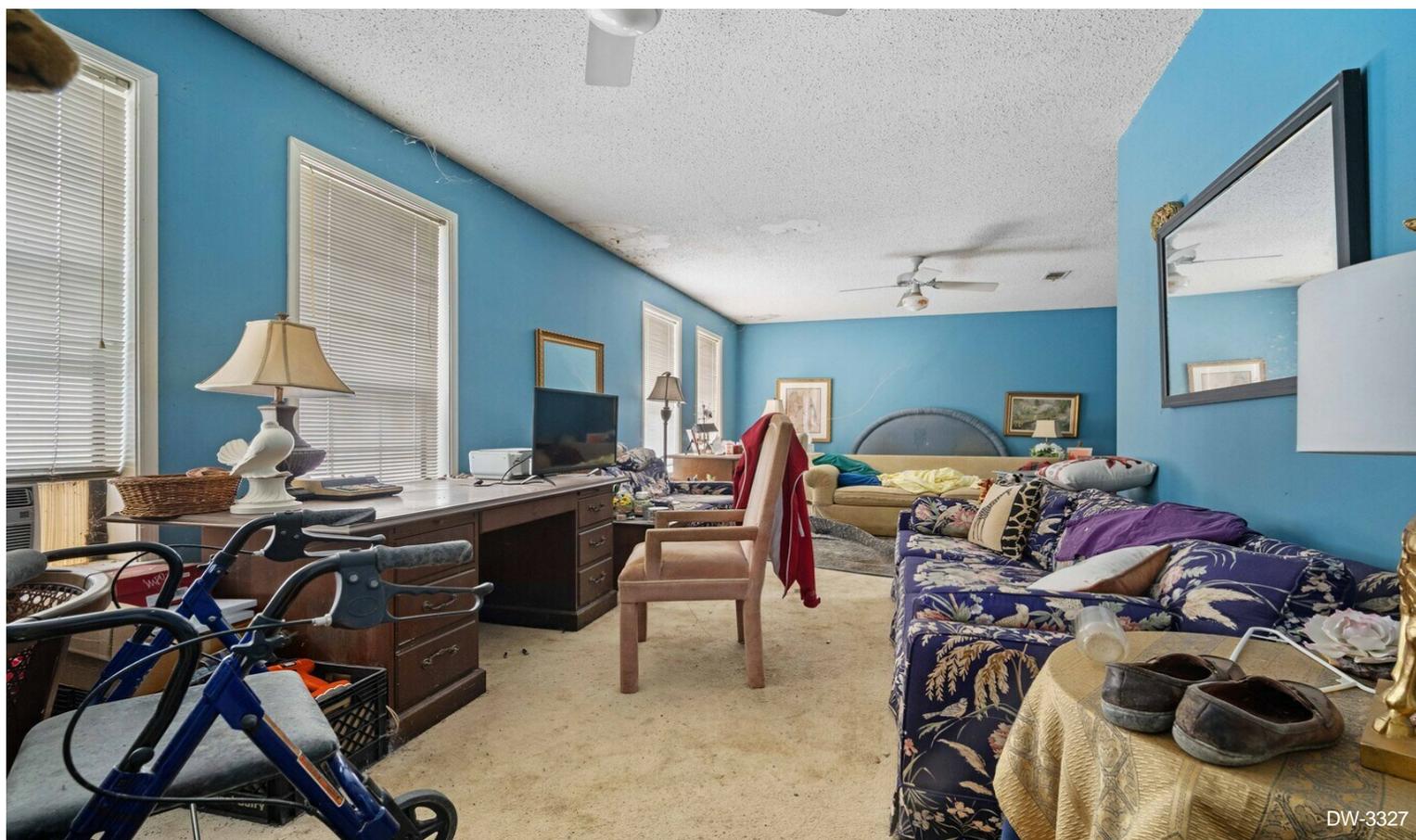


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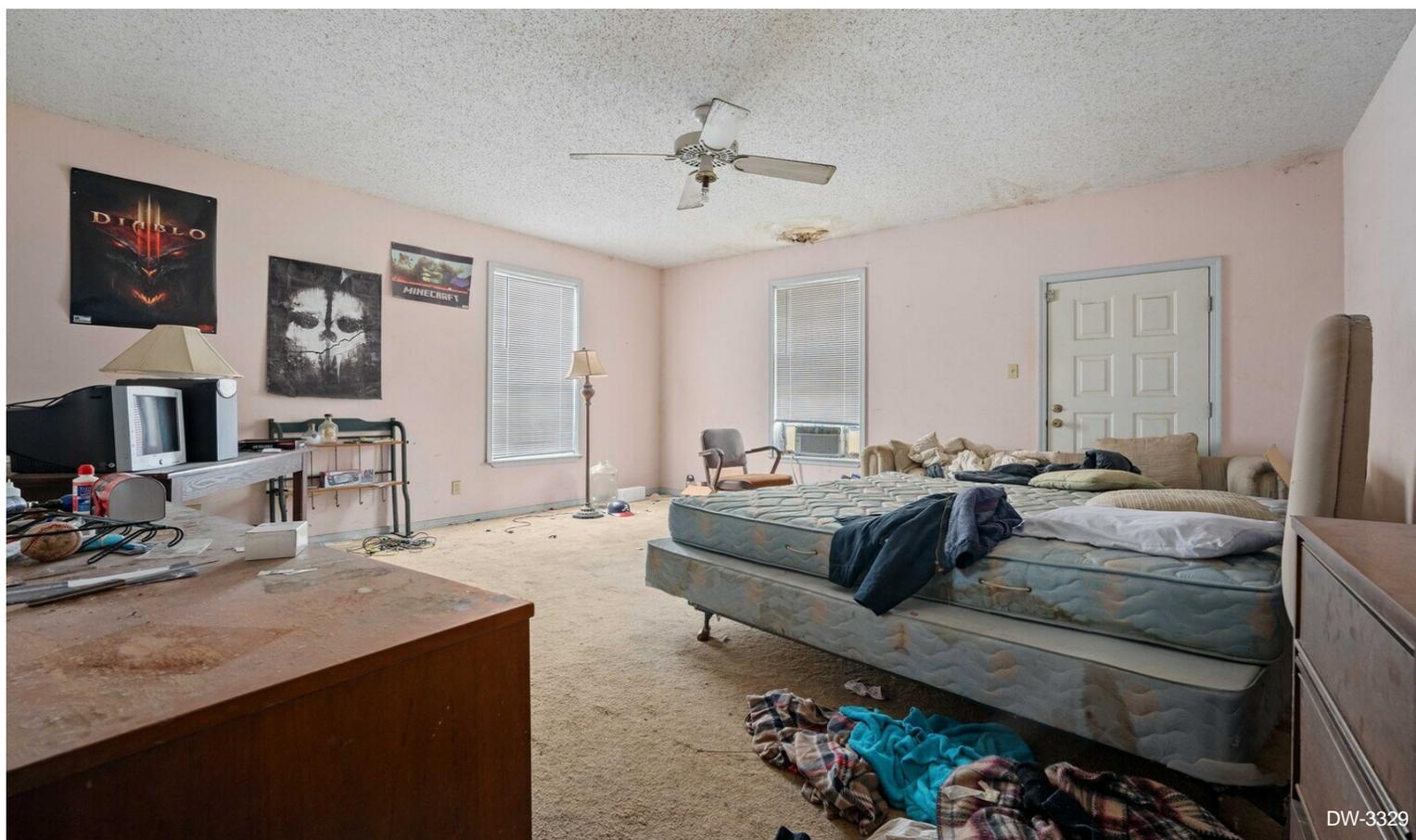


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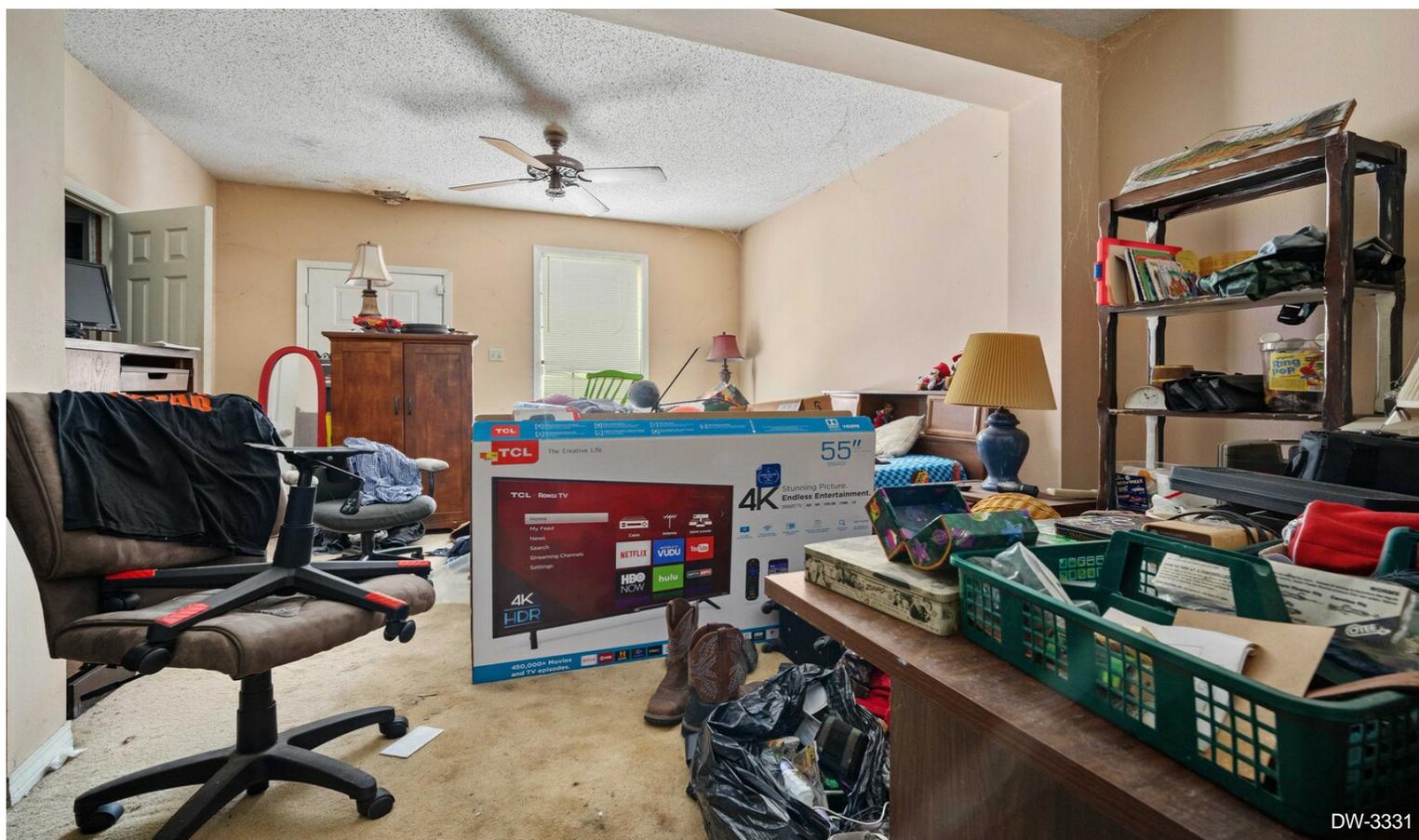
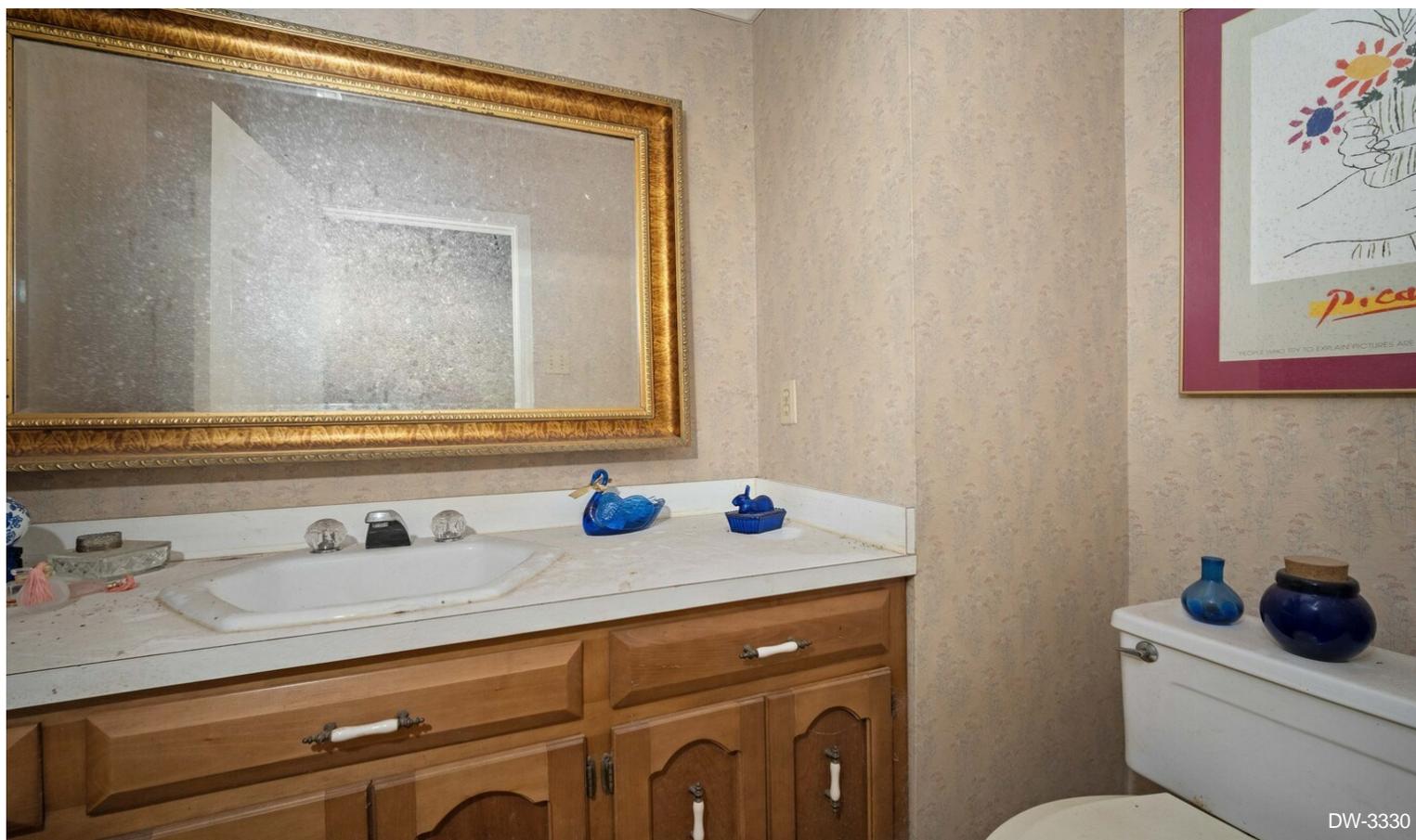


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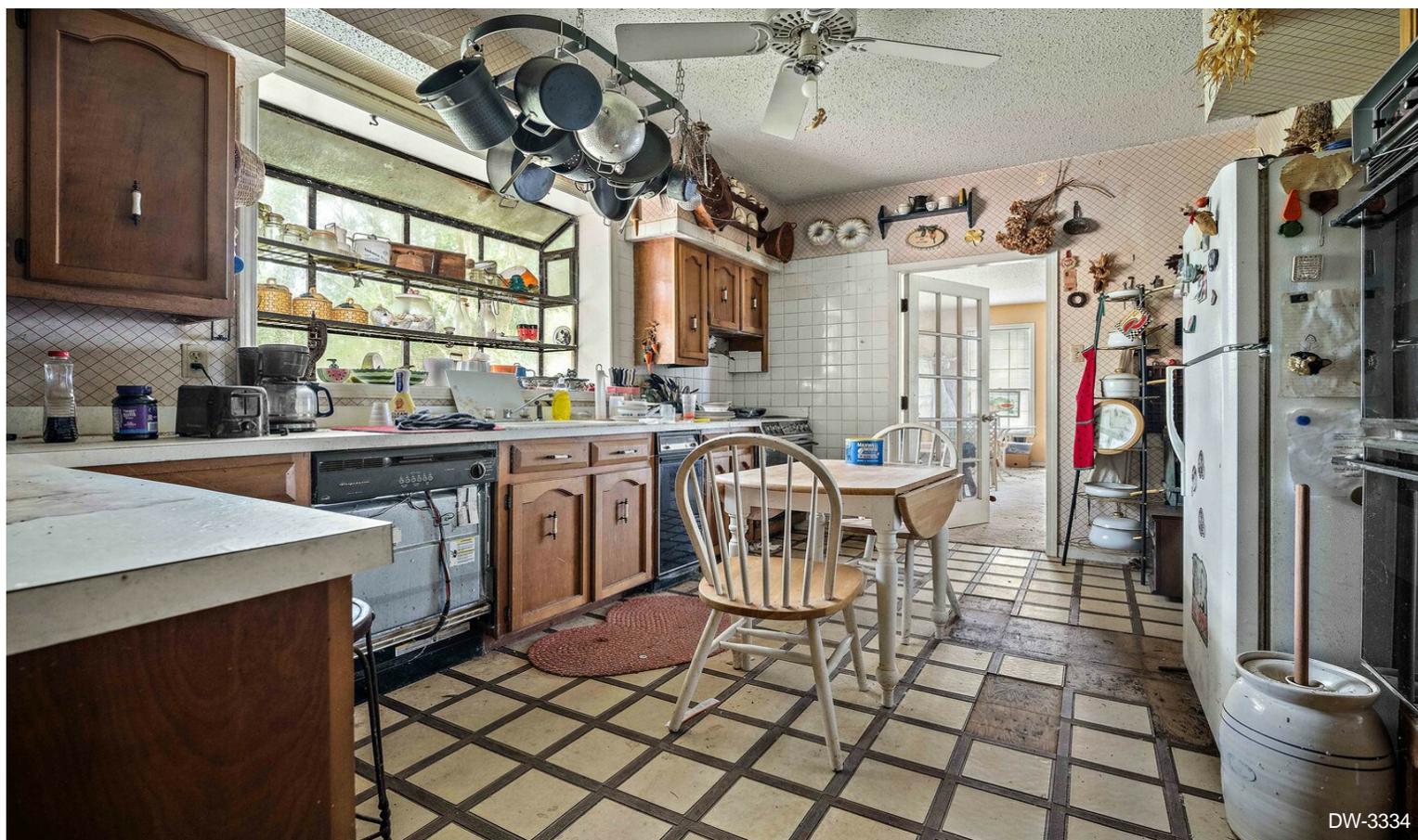


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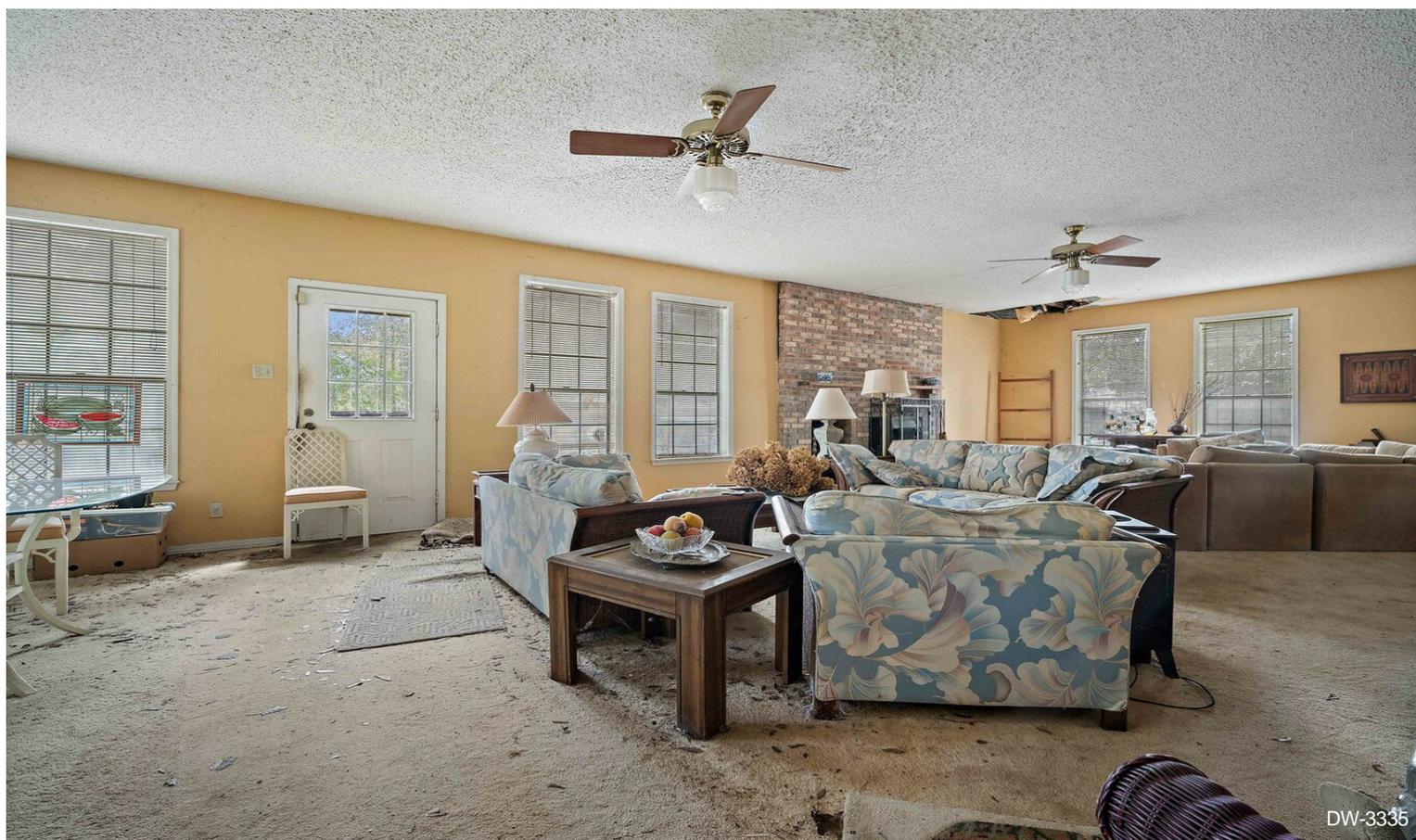


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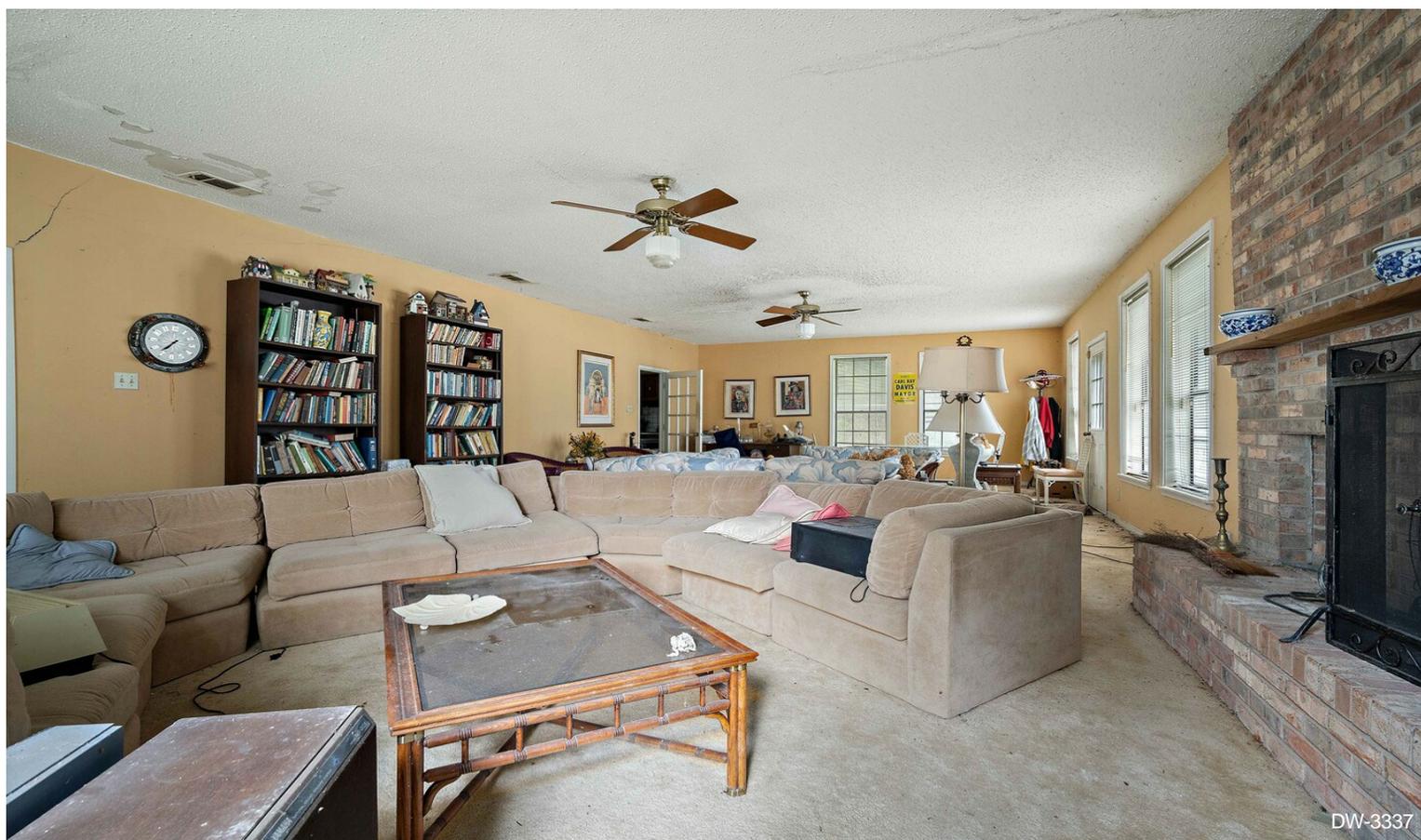


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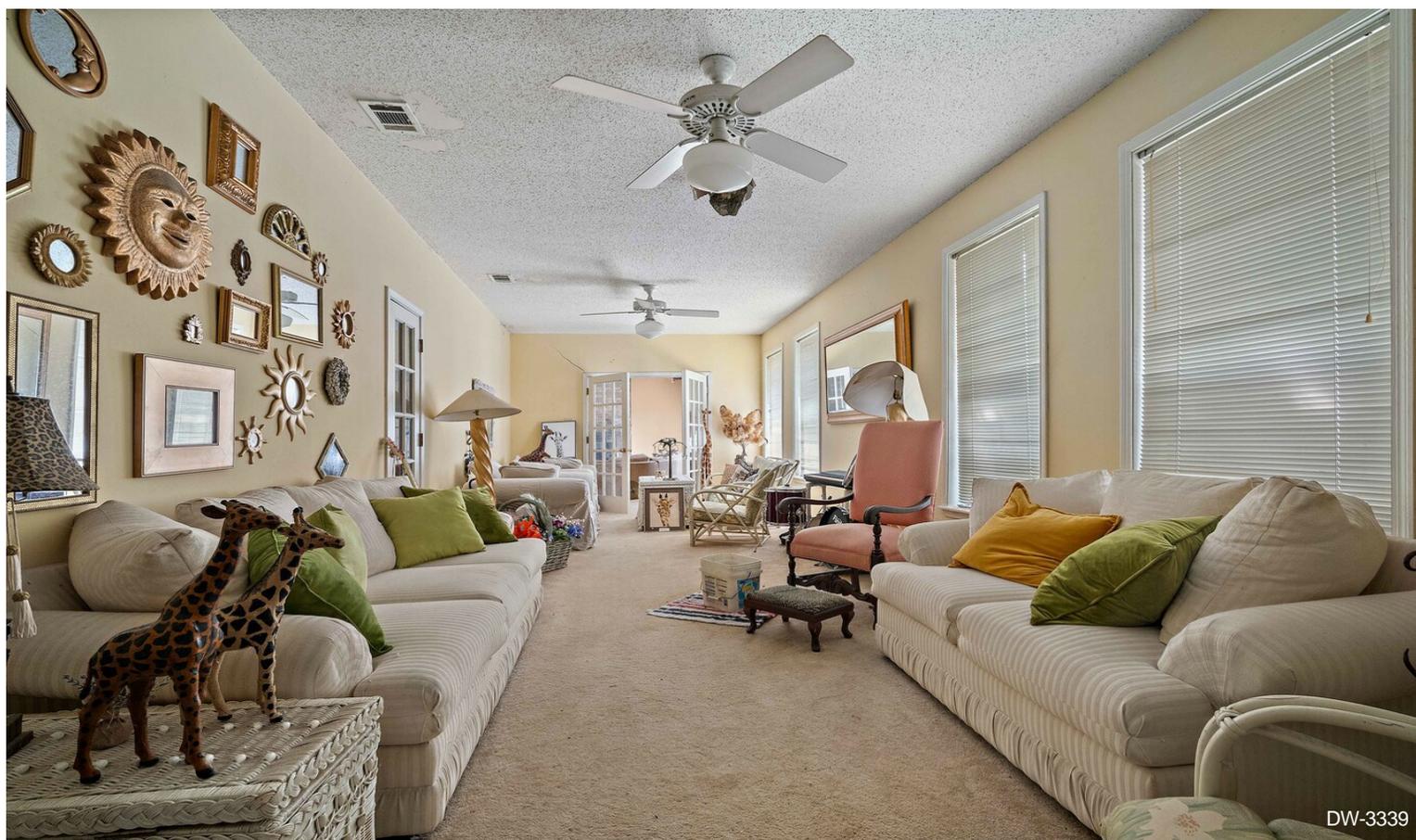


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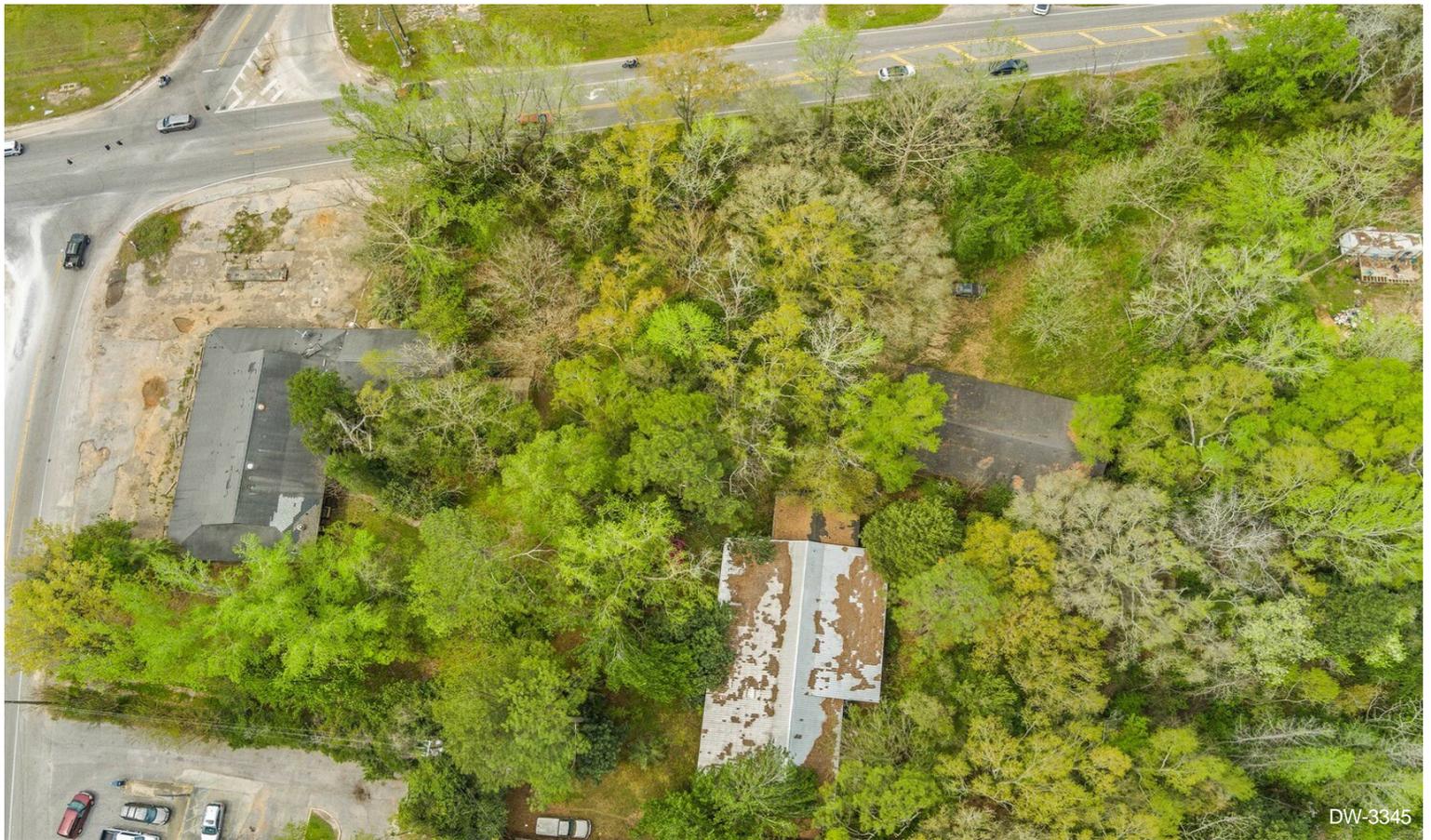


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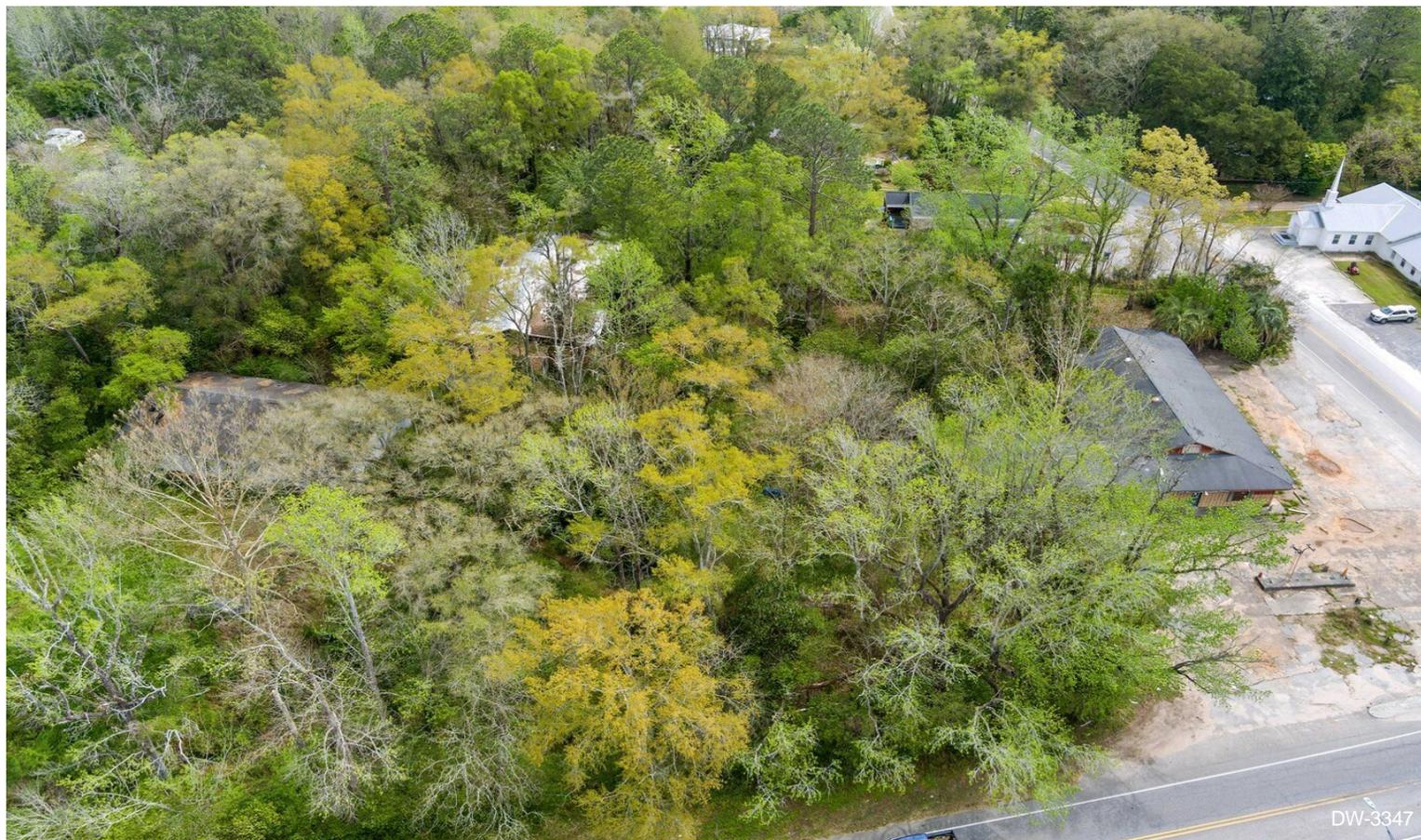
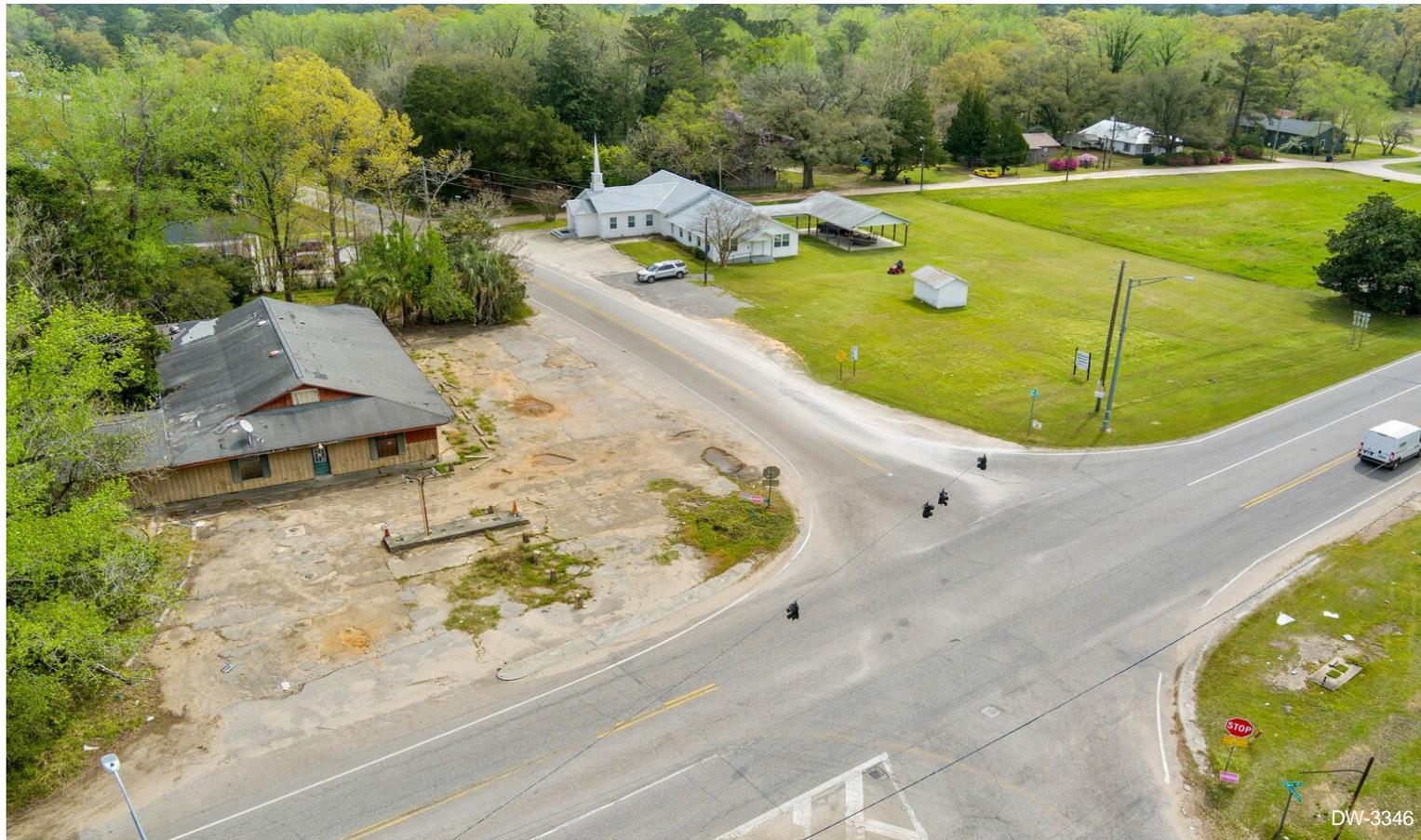


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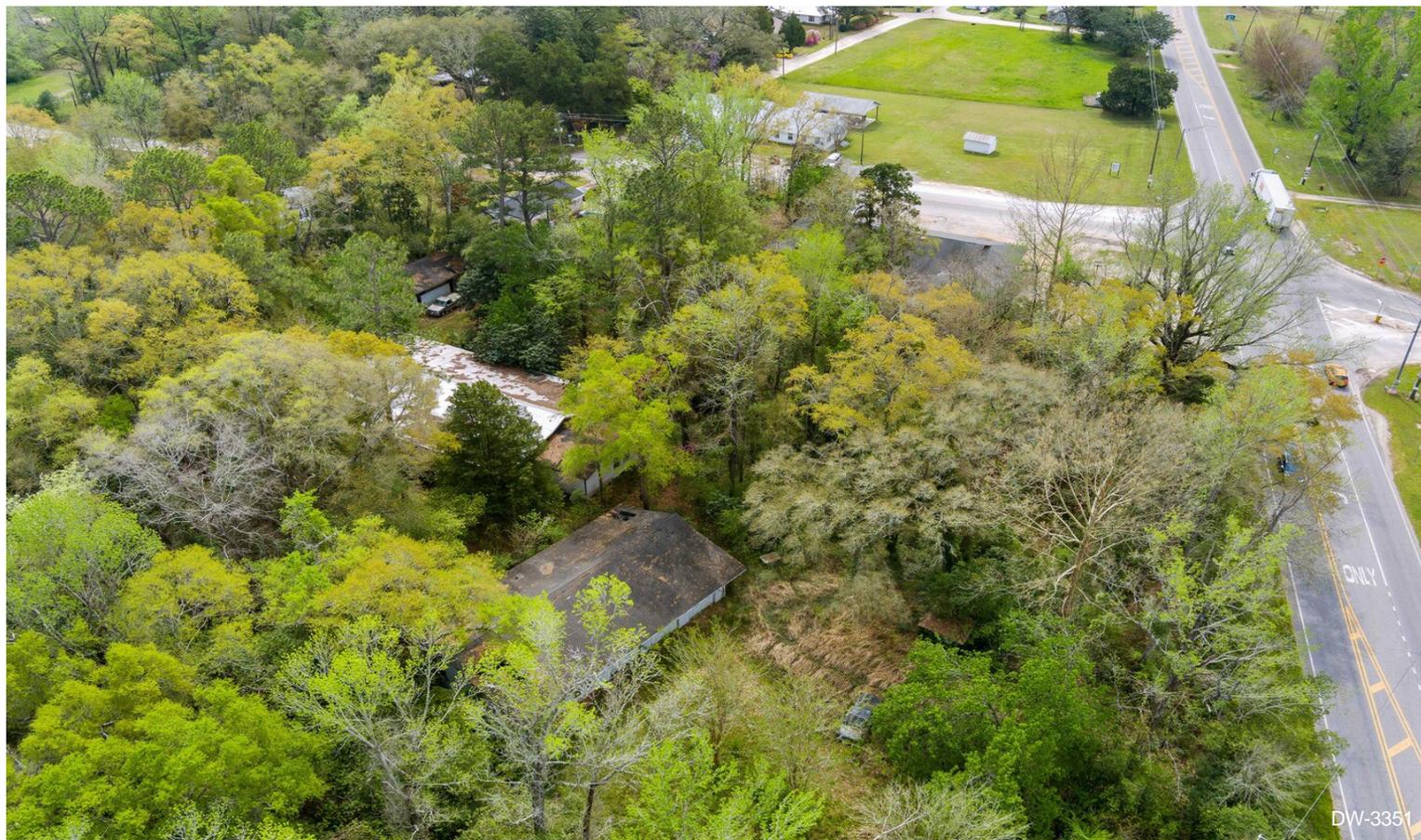
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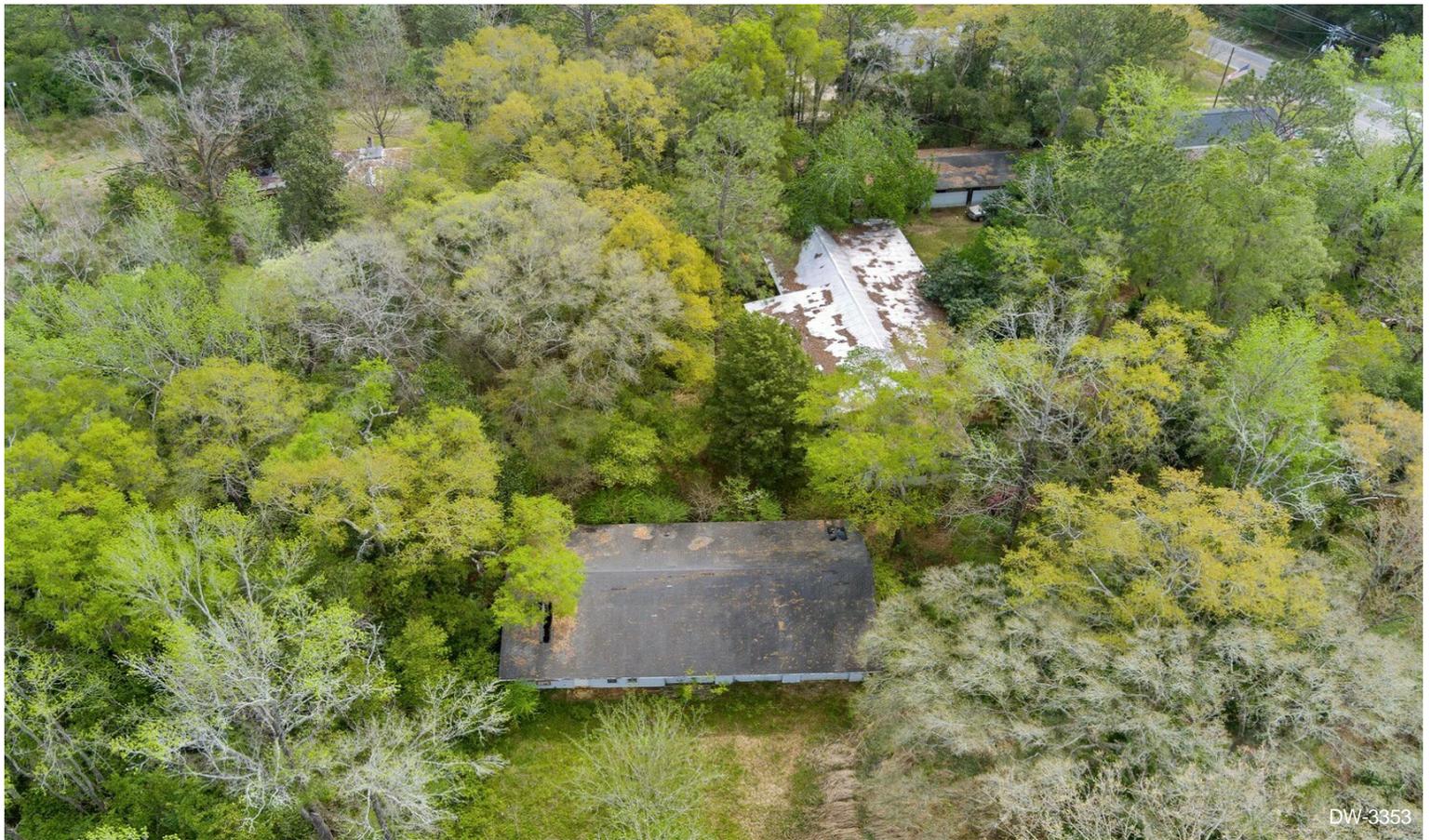
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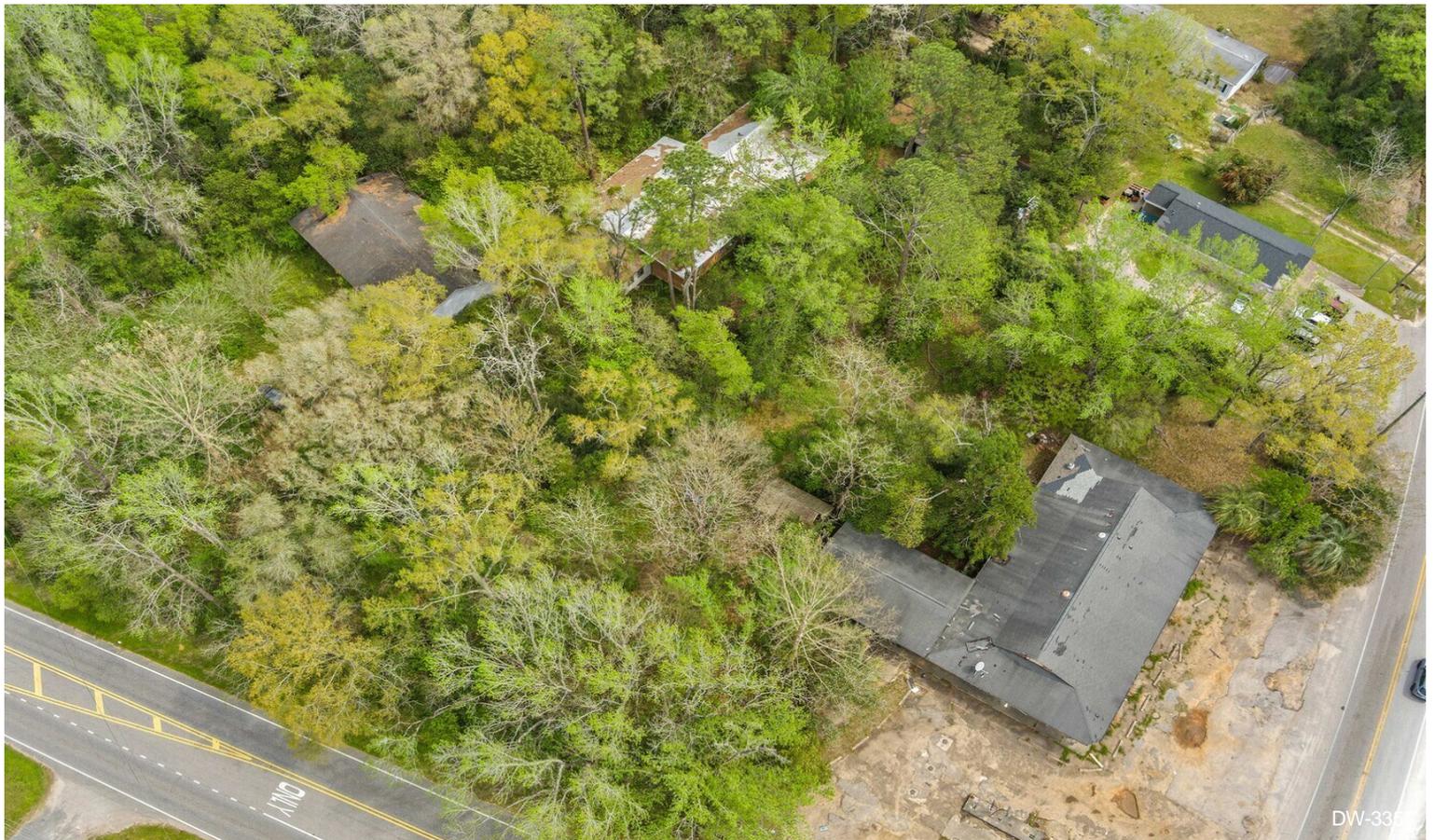


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