



# **FOR SALE** 2114 West 10th Street Anniston, Alabama



### PROPERTY HIGHLIGHTS

This site is vacant land partially paved with a small concrete slab on the property. The lot is on a road with good visibility and has good access to U.S. Highway 202.

SALE PRICE	\$40,000	
BUILDING SF	N/A	
LAND SF	5,881	
YEAR BUILT	1976	
PARKING	Plentiful	
TRAFFIC COUNTS	2,000 VPD	

SIGNAGE TYPE	N/A
1-MILE (POP.)	2,299
3-MILE (POP.)	19,912
MED. INCOME	\$27,861
SPACE USE	General Retail



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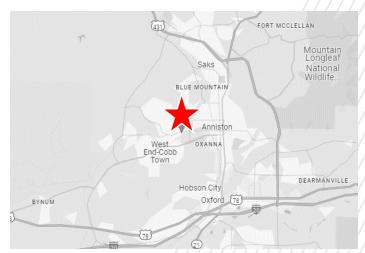
### **ADDITIONAL INFORMATION**

Across the street from an aerospace company. Across the street from an aerospace company. Good traffic for industrial are west of Anniston. Lot is on the road with good visibility.



### **LEGAL INFORMATION**

TAX PARCEL ID	22-01-12-2-003-025.001
2023 RE TAXES	\$1,260
ZONING	Commercial



### **RESTRICTIONS**

Property will be restricted against uses competitive with convenience stores

### **OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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