

FOR SALE

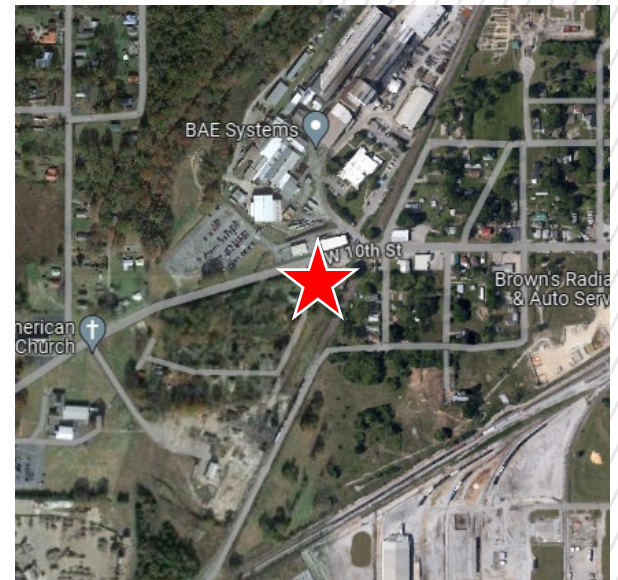
2114 West 10th Street
Anniston, Alabama


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



JEFF SCHEIDEGGER
Account Manager
+1 314 384 8662
Jeff.scheidegger@cushwake.com

JAMES LEWIS
Transaction Manager
+1 314 391 2757
James.lewis@cushwake.com

HUNTER HOUSTON
Leasing and Brokerage
+1 205 314 5548
hhouston@egsinc.com

WILLIAM LEDBETTER
Vice President
+1 205 314 5561
wledbetter@egsinc.com

FOR SALE

2114 West 10th Street
Anniston, Alabama

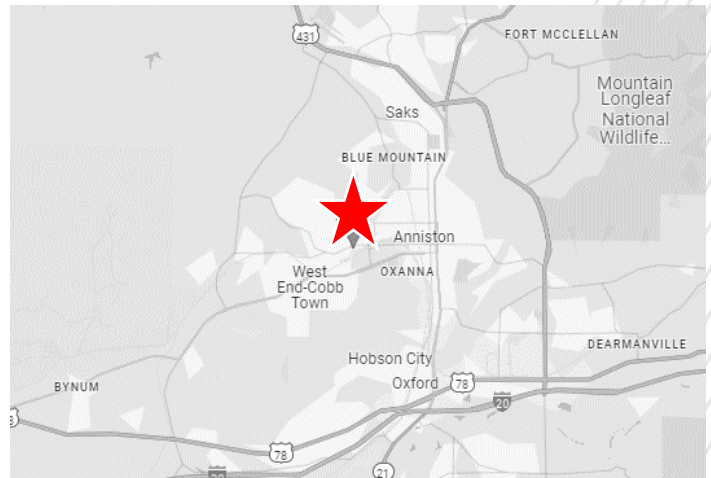
ADDITIONAL INFORMATION

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:

JEFF SCHEIDEGGER

Account Manager
+1 314 384 8662
Jeff.scheidegger@cushwake.com

JAMES LEWIS

Transaction Manager
+1 314 391 2757
James.lewis@cushwake.com

HUNTER HOUSTON

Leasing and Brokerage
+1 205 314 5548
hhouston@egsinc.com

WILLIAM LEDBETTER

Vice President
+1 205 314 5561
wledbetter@egsinc.com