

DECATUR, ALABAMA

# DOWNTOWN INDUSTRIAL OPPORTUNITY

101 W MOULTON ST | DECATUR, AL 35601

FOR SALE

**\$349,000**

OWNER-USER OR INVESTMENT OPPORTUNITY

FOR LEASE

**\$2,700 / MONTH**

MODIFIED GROSS

**4,465**

APPROX. SF

**0.19**

APPROX. ACRES

**M-2**

ZONING

**4**

DRIVE-IN DOORS

**4-Car**

CARPORT

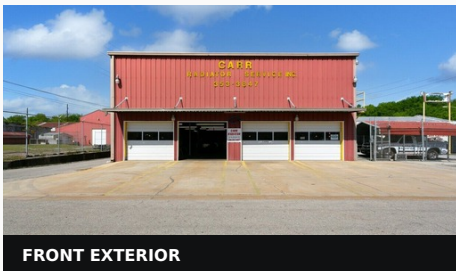
**Fenced**

LOT

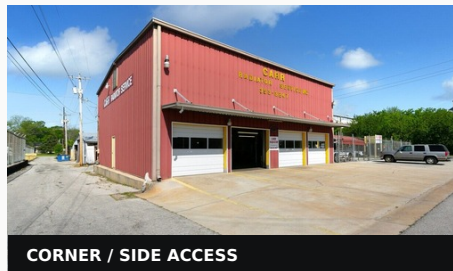
## PROPERTY HIGHLIGHTS

# FUNCTIONAL. FLEXIBLE. READY.

- Ready-to-use industrial or automotive layout with a practical 4,465 SF footprint.
- Four drive-in doors support vehicle, fleet, equipment, service, and warehouse access.
- Fenced corner lot offers secured-yard potential near downtown Decatur.
- Sale or lease options create flexibility for an owner-user, investor, or growing operator.
- Potential uses include auto service, contractor, warehouse, light industrial, and similar uses, subject to approvals.



FRONT EXTERIOR



CORNER / SIDE ACCESS



**SAM MOZEB**

**BROKER**

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**SCHEDULE A PRIVATE TOUR**

## YOUR NEXT BUSINESS LOCATION STARTS HERE.

Request property information, discuss operating fit, or schedule an on-site tour.

**SALE | LEASE | OCCUPY**

101 W MOULTON ST | DECATUR, AL 35601

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Information is believed reliable but is not guaranteed and is subject to errors, omissions, change, or withdrawal. Square footage, lot size, zoning, permitted uses, condition, lease terms, expenses, and all other property information should be independently verified. Prospective purchasers and tenants should consult appropriate professionals and obtain all required approvals.