

INVESTMENT OPPORTUNITY

RETAIL/OFFICE/MIXED USE PORTFOLIO

TALLADEGA, AL

\$290,000 USD
for entire portfolio

E S T. 1906

WATTS
REALTY COMPANY

REAL PROPERTY • REAL PEOPLE • REAL SOLUTIONS

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PORTFOLIO OVERVIEW

MARKET PROFILES

Talladega is a city in and the county seat of Talladega County, Alabama, United States. It was incorporated in 1835. At the 2020 census, the population was 15,861. Talladega is approximately 50 miles east of one of the state's largest cities, Birmingham. Talladega is famous primarily for the Talladega Superspeedway, NASCAR's longest and fastest track, known for high speeds, thrilling pack racing, and iconic moments, alongside the nearby International Motorsports Hall of Fame. Beyond racing, the city offers historic sites like the Ritz Theatre, Talladega College (a HBCU), Cheaha State Park (Alabama's highest point), and the Alabama Institute for the Deaf and Blind (AIDB)

The properties being offered are located in the downtown city center within walking distance to city hall.

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ASSET SCHEDULE

ASSET
SCHEDULE

- 1. Retail/Office/Mixed Use
200 W Battle Street
Talladega, AL 35160**



- 2. Retail/Office/Mixed Use
204 W Battle Street
Talladega, AL 35160**



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FOR SALE

RETAIL/OFFICE/MIXED USE

200 W BATTLE STREET, TALLADEGA



<i>Property Type</i>	Retail/Office/Mixed Use/Multifamily
<i>Property Size</i>	11,200± sq.ft. (5,600± sq.ft. each flr)
<i>Class of Space</i>	C
<i>Year Built</i>	1880
<i>Features</i>	<ul style="list-style-type: none">•Excellent traffic exposure•Two Stories•High ceilings•Open space•Large, showcase windows•Basement storage

Two-story Office/Retail/Mixed Use building for sale in downtown Talladega, Alabama. Built in 1880 with approximately 11,200sf plus a small basement with access to Bednash Street. Excellent traffic exposure on the main corner in city square, adjacent to Talladega County Courthouse and Artisans Alley. Best suited for retail/office with potential conversion to multifamily/mixed use.

FOR SALE

RETAIL/OFFICE/MIXED USE

204 W BATTLE STREET, TALLADEGA

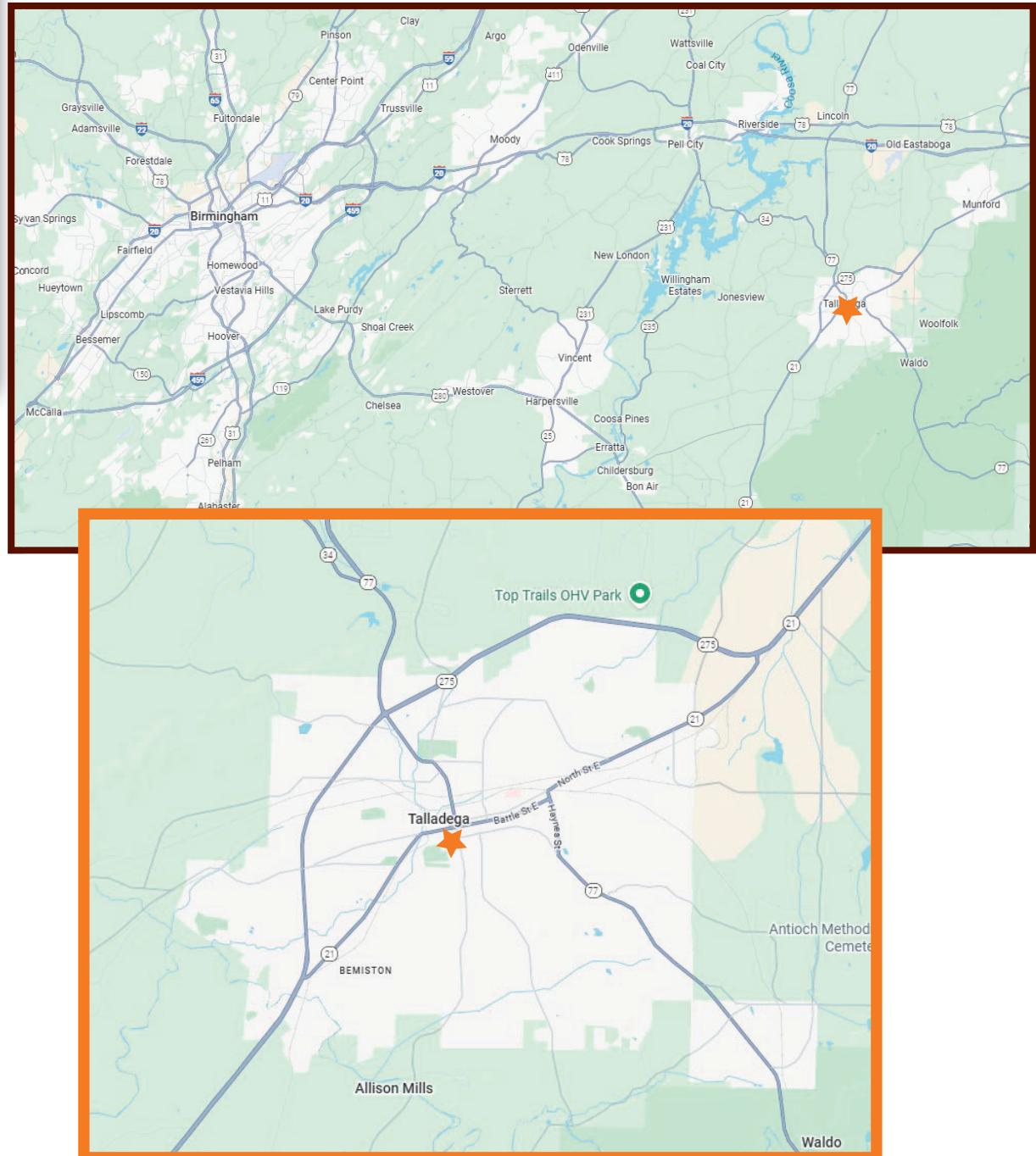
204
W BATTLE ST



Office/Retail/Mixed use building for sale in downtown Talladega, Alabama. Built in between 1915 & 1918, these two buildings situated on a single parcel have approximate total of 3,900sf (1,500sf on Battle Street & 2,400sf on Bednash Street). Excellent traffic exposure on the main street adjacent to the Talladega County Courthouse and Artisans Alley. Best suited for retail/office with potential conversion to multifamily/mixed use. Bednash Street is two-stories and ideal for a speakeasy/bar concept.

<i>Property Type</i>	Retail/Office/Mixed Use/Multifamily
<i>Property Size</i>	3,900± sq.ft.
<i>Class of Space</i>	C
<i>Year Built</i>	1915-1918
<i>Features</i>	<ul style="list-style-type: none">•New storefront on Battle St•New roll-up doors on Bednash St•Old-style tin ceiling w/skylights•Open floorplan

ASSET LOCATOR MAP



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