

NEIGHBORHOOD RETAIL CENTER FOR SALE

1217-1233 Rucker Blvd | Enterprise, AL 36330

\$950,000



ALEX KYRIAZIS
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LAH COMMERCIAL
REAL ESTATE

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Information deemed reliable but not guaranteed.

Property Highlights

LAH Commercial Real Estate is pleased to present this 9-unit value-add retail investment opportunity located along the main commercial corridor in the growing market of Enterprise, Alabama.

- Building includes 8,269 SF ± on the main level (9 street front units) plus 8,269 SF ± on the lower/basement level (9 warehouse/storage units) accessed from the rear yard which provides overflow parking.
- Site: 1.36 acres ±
- All 9 main level units are currently leased, with the ninth unit undergoing rehabilitation by a restaurant tenant; most of these spaces have very similar layouts.
- Most tenants are on annual leases, providing a prospective owner with flexibility to extend existing leases or reposition the property with higher-paying tenants.
- Each unit is separately parceled, providing the potential for a future owner to sell the units individually.
- The property is conveniently near Downtown Enterprise and Fort Rucker.
- All utilities are separately metered. Current rents are below market, providing a strong value-add opportunity. Each unit also includes private, walled-off basement/storage space that could be leased to existing tenants or marketed to outside users for additional income.
- Landlord responsibilities include HVAC, roof, and parking lot maintenance, major capital expenditures as needed, dumpster service, occasional cleaning, common area electricity for one light, and lawn care.
- Tenant responsibilities include utilities, routine maintenance and repairs within their respective units, and maintenance of the exterior of each individual unit.
- The property benefits from an average daily traffic count of approximately 21,484 vehicles, providing excellent visibility and exposure along a busy commercial roadway.
- Call broker for additional details.

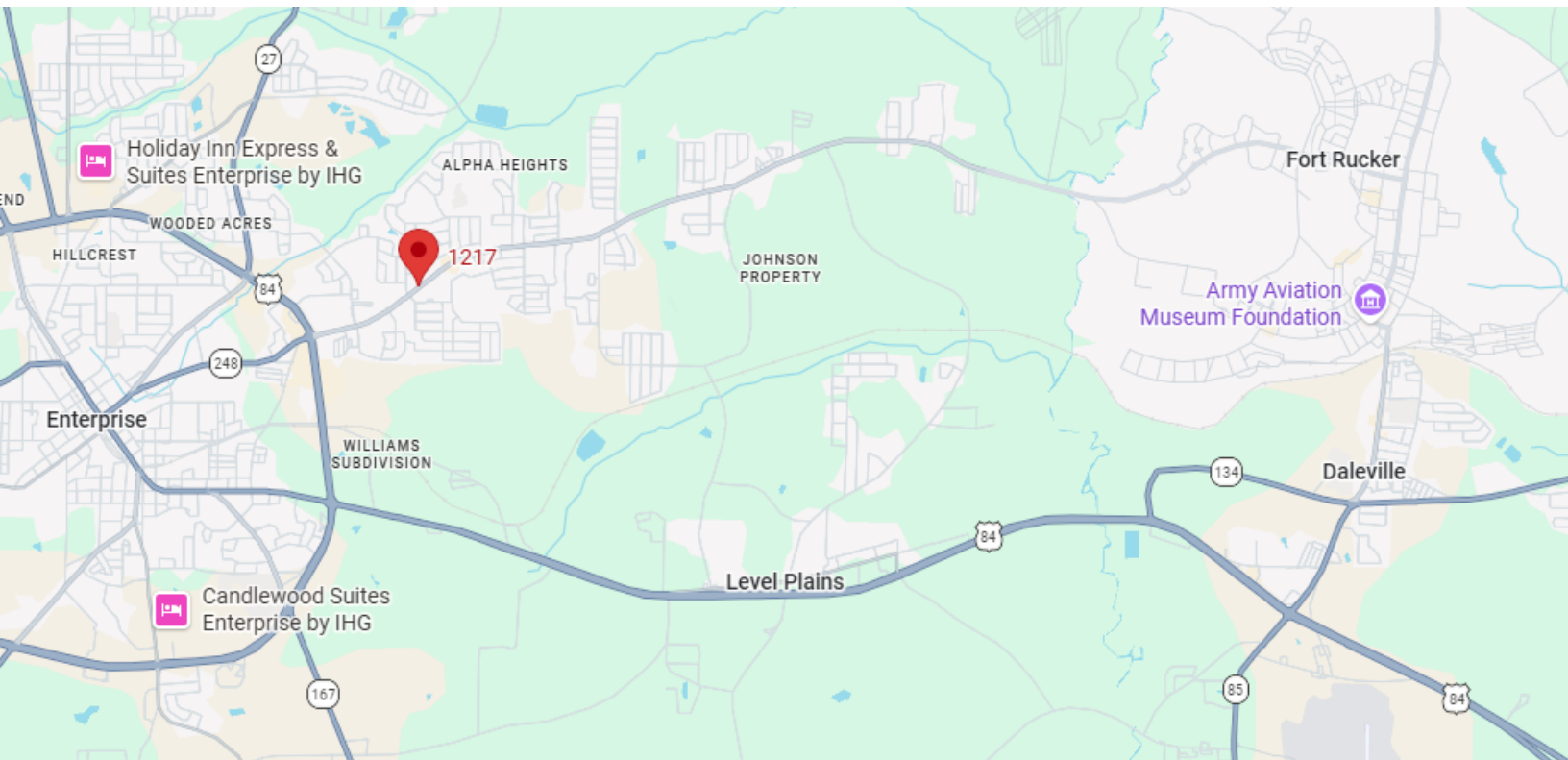
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MAPS



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UNIT INTERIORS



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