

112 W. Cottonwood Road

Dothan, Alabama 36301

Commercial Investment Opportunity

Asking Price: \$275,000

Prime stand-alone commercial building offering approximately **2,627 SF** on approximately **0.88 acres**. The property features excellent visibility, ample parking, a drive-thru configuration, and existing passive income from a Wells Fargo ATM lease. Ideal for an owner-user or investor seeking a flexible commercial property.

Property Highlights	
Building Size	2,627 SF
Lot Size	0.88 Acres
Zoning	Light Industrial
Parking	Large paved parking lot
Income	Approx. \$990/mo ATM lease
Condition	Vacant building with existing ATM tenant

Ideal Uses

Professional office • Retail showroom • Medical office • Insurance agency • Contractor headquarters • Service business • Distribution or light warehouse

Contact

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