



MLS #: 21915771 CI      **ACTIVE**      LP: \$350,000  
 County: MARSHALL      Type: CM  
 Address: 8253 AL HWY 69      Unit #:  
 City: ARAB      Zip: 35016  
 Municipality:      Orig MLS: VALLEYMLS  
 Subdivision: METES AND BOUNDS      CityLimits?: N  
 Neighborhood:      Lot:  
 Lot Size:      Block  
 Acreage: 0.75      # Park:      Traffic Count: 12000  
 # Bldgs: 1      # Restrms: 1      # Docks:      Rail Avail:      Ceiling Hgt: 10  
 Frontage: 215      Handicap Access:      Sprinkler Sys:  
 Bay Size:      Int:      Ext:  
 Floor Loading:      Virtual Tour  
 Additional Link

Directions Located at Intersection of AL Hwy 69 and Brashiers Chapel Road.

Legal Description

Property Facts Commercial property w/ 2400sqft building & storage building. Outdoor space currently rented as "farmers market".

Pub Rmks Commercial property with 2400sqft block building at busy intersection on Al Hwy 69 in front of Marshall Medical Center. Traffic light and corner property. Approx. 12,000ADT count in growing section of the county between Guntersville and Arab. Currently rented land as "corner farmer's market" with plenty of easily accessible parking. Plenty of open space beside the building for additional parking. Lots of windows make this building a perfect spot for retail, office, vape or beverage store.

Gross Bldg Sqft: 2,400	Retail Sqft: 2,400	Sales Sqft:
Rentable Sqft: 2,400	Warehouse Sqft:	Net Leasable Sqft:
Office Sqft:	Office \$/Sqft \$	Other \$/Sqft \$
Business Only:	\$ Includes:	Lease Only:      Lease Incl:
Lease Finance:	Yearly Rent Amount \$:	
Value of Assets \$		
Gross Income:	Vacancy:	Annual Taxes: 1,128
Insurance:	Gas & Elec	Water & Sewer:
Waste Removal:	Maintenance:	Other Exp:
Total Expenses:	Net Op Income:	Assessment:
Tax Rate:	Tax ID: 1402040000070.000	Bus Name:

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Parcel ID#: 1402040000070.000	Foreclosure: N      Short Sale: N
ZONING Business, Commercial, Industrial, Unzoned	CURRENT USE Commercial, Food, See Remarks
EASEMENT Road	FOUNDATION SLAB
GAS Natural	WATER Public
CONSTRUCTION Block	ELECTRIC 220
COOLING Central Air	ROOF Shingle
SITE Business District, Freestanding, Commercial Area	ACCESS ROAD Public
INSIDE Display Window	PARKING Private, On Site, Circular
SHOWING INSTRUCTIONS Lock Box, Text Agent	Driveway, Driveway-Gravel, Driveway-Paved /Asphalt, Parking Lot
	LEVELS 1 Story
	Apex Age 50-74 Years
	FLOOR Tile
	SEWER Septic
	OCCUPANCY At Closing
	HEATING Central
	ROADFRONT STATE
	ROOMS Office Area(s), Showroom, Exercise Room
	SELLING TERMS Conv, Cash
	OTHER FEATURES Corner Lot, See Remarks
	City Limits No

Own... Shriji      DOM/CDO... 0 / 0      Owners Phone:      Occ: Y  
 LstAgt: DS15433 Sam Duffey      cell: 256-673-8055      Show: Lock Box, Text Agent  
 LstOff: 183400 TLSTaylor RE Solutions Series      OFC: 256-435-6375      Code:      Other:  
 Co-Agt:      Concessions Considered U  
 Co-Off:      Short Sale: N

Contract Date:      Sold Date:      Purchaser:      SPP:      Concessions      SP:  
 SellOff:      Sold Terms:      Prc/Sqft:  
 SellAgt:      \$145.83  
 Sale Notes:

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