

# Huddle House

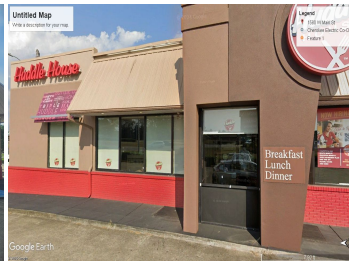
1580 West Main St., Centre Alabama, 35960 Cherokee County  
APN: 14-04-174-000-018.004 2682sft Building on a 43,560sft Parcel



**9 CAP**  
**\$800,000**

Fee Simple investment with a Corporate Guarantee. Three 5 Year options to renew. Heavy truck and vehicle traffic as this location is at the beginning and end of town. Huge portion of the property empty and could be used for development or additional truck/vech access

- ◆ BLT. 1995, REMOD. 2012
- ◆ NOI \$72,252 1 ACRE
- ◆ NNN CORP. GUARANTEE
- ◆ LEASE ENDS 3/31/2027
- ◆ RES/COM 11, 583-FST FD.
- ◆ AMAZING SIGNAGE
- ◆ PRIME LOCATION
- ◆ BROKER COOP



**HELLER PROPERTIES**  
**Larry Heller, Owner/Broker**

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**\*BROKER OWNS THIS PROPERTY AND SALE IS SUBJECT TO A 1031 EXCHANGE.**