

FOR SALE

**5202 Greenhill Boulevard NW
Fort Payne, AL**



PROPERTY HIGHLIGHTS

This property is located at the head of a triangle intersection just 4.4 miles off I-59. In this rural area, the site is near Terrapin Hills Country Club, Hughes Gun Shop, and a few residential neighborhoods.

SALE PRICE	\$250,000
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BUILDING SF	2,684
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LAND SF	64,033
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YEAR BUILT	1980
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PARKING	Ample
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TRAFFIC COUNTS	7,146 VPD
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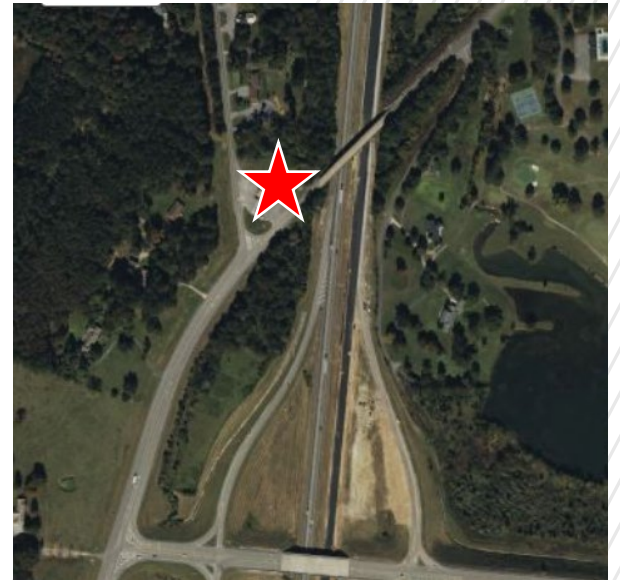
SIGNAGE TYPE	Pylon
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1-MILE (POP.)	440
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3-MILE (POP.)	4,838
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MED. INCOME	\$54,199
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SPACE USE	General Retail
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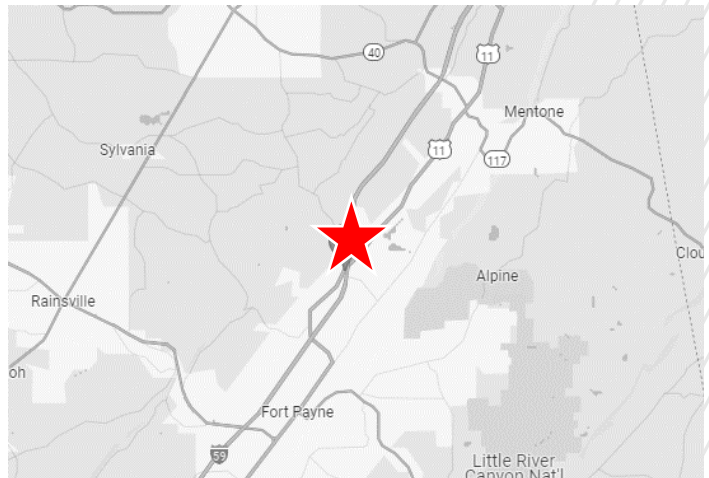
ADDITIONAL INFORMATION

This site is located just off I-59; It is 45 minutes away from Chattanooga, TN and 1.5 hours away from Birmingham, AL, making it an ideal resting spot between the two cities.



LEGAL INFORMATION

TAX PARCEL ID	14-05-16-0-000-011.003 14-05-16-0-000-010.011
2023 RE TAXES	\$2,064.60
ZONING	C3



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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