





FOR SALE 5202 Greenhill Boulevard NW Fort Payne, AL

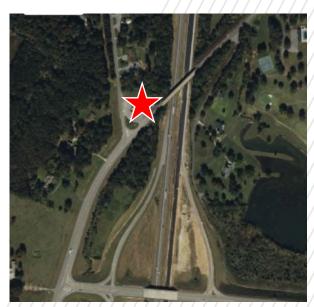


PROPERTY HIGHLIGHTS

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
BUILDING SF	2,684
LAND SF	64,033
YEAR BUILT	1980
PARKING	Ample
TRAFFIC COUNTS	7,146 VPD

SIGNAGE TYPE	Pylon
1-MILE (POP.)	440
3-MILE (POP.)	4,838
MED. INCOME	\$54,199
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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