





FOR SALE 1317 Godfrey Avenue Fort Payne, AL 35967



PROPERTY HIGHLIGHTS

This freestanding building offers excellent potential for light or heavy industrial use. The property features one dock-high door, three roll-up doors, and a small built-in office, providing flexibility for a variety of operations. Positioned along Godfrey Avenue, a heavily traveled industrial corridor in Fort Payne, it is within close proximity to downtown and I-59, providing easy access to regional transportation routes.

BUILDING SF	12,600
LAND SF	43,560
YEAR BUILT	1979
PARKING	40-60 Spaces

\$225,000

SALE PRICE

3-MILE (POP.) 8,7	08
5-MILE (POP.) 14,	345
MED. INCOME \$55	5,236
SPACE USE Ind	ustrial / Flex



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ADDITIONAL INFORMATION

The area is home to a mix of national retailers, service providers, and light industrial users. Neary businesses include Walmart, Walgreens, and several fast food and convenience retail operators. Fort Payne benefits from a stable workforce, with major employers such as the Children's Place distribution center, DeKalb Regional Medical Center, and local manufacturing firms. The trade area continues to grow, supported by a mix of residential development and local economic activity.



LEGAL INFORMATION

TAX PARCEL ID	23-04-18-3-001-063.000
2022 RE TAXES	\$2,904.30
ZONING	M-2



Link to Letter of Intent

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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