

RETAIL/INDUSTRIAL PROPERTY FOR SALE

2405 Decatur Hwy, Gardendale, AL 35071



PROPERTY FOR SALE

- Size: 44,264 SF (1st and 2nd floors are each 22,132 SF)
- Lot Size: 4 Acres
- Zoning: 11, Light Industrial
- Year Built: 1975
- Perfect for self storage or automotive uses
- Can be single or multi-tenant
- Existing business operating, *do not disturb*, can move out upon sale
- All LED lighting interior

SALE PRICE: \$2,200,000

- HVAC was upgraded 10 years ago
- White coated rubber goodyear spray was put on the whole roof 5 years ago 30k expense
- Gas heat
- Digital thermostats
- Downstairs is fully sprinklered
- 14' ceiling heights
- Intercom system included

Interior images available upon request**



Commercial Real Estate Specialists www.southpace.com

ALEX BENSON

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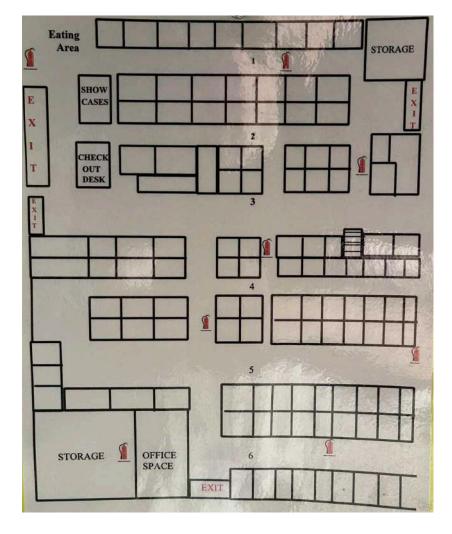
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1ST FLOOR



2ND FLOOR

