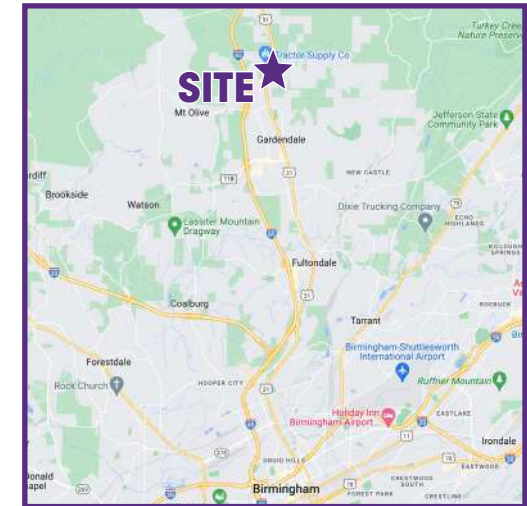


RETAIL/INDUSTRIAL PROPERTY FOR SALE

2405 Decatur Hwy,
Gardendale, AL 35071



PROPERTY FOR SALE

SALE PRICE: \$2,200,000

- ▶ Size: 44,264 SF (1st and 2nd floors are each 22,132 SF)
- ▶ Lot Size: 4 Acres
- ▶ Zoning: I1, 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

- ▶ 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**



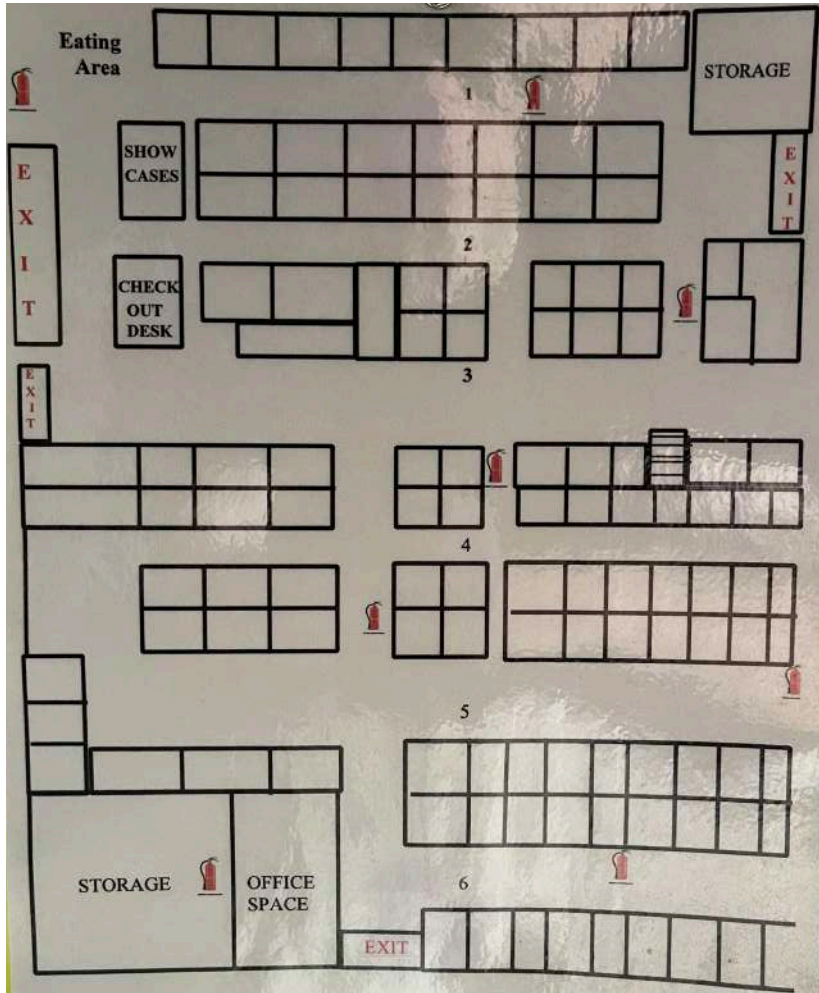
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1ST FLOOR



2ND FLOOR

