

2 RETAIL BUILDINGS
1311/1315 6TH AVENUE
DECATUR, ALABAMA

3,800 SF & 2,520 SF
FOR SALE - \$530,000



GATEWAY
COMMERCIAL BROKERAGE



For More Information, Please Contact:

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Details contained, herein, are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice. All tax, legal, or financial matters, herein, should be reviewed by competent professionals.

1311 & 1315 6TH AVENUE TWO FREE-STANDING RETAIL BUILDINGS

RETAIL
BUILDINGS
AVAILABLE

PROPERTY OVERVIEW

This investment property listing is comprised of two free-standing buildings, both currently leased as retail spaces. They entire lot with both buildings sits on 1/2 acre, with 160' frontage on 6th Avenue, and 140' deep. This property has high visibility, with a traffic count of +/- 30,000 cars daily. Electric, water, and sewer separately metered.



1311 6th Avenue

- Building: +/- 2,520 square feet
- Lot size: +/- 41 feet x 160 feet
- Two HVAC units
- Two restrooms (one HC)
- 9 marked parking spaces
- Roof replaced 2015 (10 yr warranty)
- Uniflex roofing - 2 years old
- Zoned RD
- Traffic count: Appx. 30,000 cars/day

Currently leased to Patton's Discount Store (month to month)

Rent: \$10,800.00 annual gross rent
\$900 per month



1315 6th Avenue

- Building: +/- 3,800 square feet
- Lot size: +/- 160 feet x 140 feet
- One 10' x 10' loading door
- Gas heat, electric AC (2 7T units)
- Three restrooms (one HC)
- +/- 30 parking spaces
- Uniflex roofing - 5 years old, metal trusses
- Zoned RD
- Traffic count: Appx. 30,000 cars/day

Currently leased to Alabama Title Loan until February 2022

Rent: \$37,200.00 annual gross rent
\$3,100 per month

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