

VILLAGE PLAZA
1815 6TH AVENUE
DECATUR, ALABAMA

+/- 15,000 SQ. FT.
RETAIL INVESTMENT PROPERTY
FOR SALE

ACROSS FROM
GATEWAY SHOPPING
CENTER



GATEWAY
COMMERCIAL BROKERAGE



For More Information, Please Contact:

Paula Prestwood
(256) 227-1524
Listing Agent
pprestwood@aol.com

GATEWAY COMMERCIAL BROKERAGE, INC.
300 Market Street, Suite 3
(256) 355-0721
Decatur, AL 35601
www.gatewaycommercial.com

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 This offering is subject to change or be withdrawn without notice.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.

1815 6TH AVENUE - VILLAGE PLAZA

15,000 SQ FT RETAIL INVESTMENT PROPERTY

RETAIL
INVESTMENT
PROPERTY

PROPERTY OVERVIEW

This property is an existing strip center across from Gateway Shopping Center in Decatur, Alabama. Average daily traffic count is +/- 27,778 cars per day. It is a +/- 15,000 square foot building on approximately 1 acre of land. There are nine tenants occupying this space, making this a smart investment property! Owners did \$100,000 in capital repairs in 2019-2020.



Exterior of property freshly painted.

All AC units serviced and repaired and functioning.

Potholes in parking lot scheduled to be repaired and filled.

New PC roof on 75% of building, fascia and interior paint on K-May unit.

Fire suppression system in K-May unit.

New breaker box installed at Bella's Dress Shop

1815	K-May Donuts	+/- 1,300 sf
1815 #1	JV's Jewelry and Pawn	+/- 3,000 sf
1815-A	Bella's Dress Shop	+/- 1,800 sf
1815-B	Capstone Finance	+/- 1,800 sf
1815-C	Boost Mobile	+/- 1,800 sf
1815-D	Comic Shop	+/- 1,800 sf
1815-E	Decatur Finance	+/- 1,500 sf
1815-F	VACANT	+/- 1,200 sf
1815-G	VACANT	+/- 1,200 sf

SITE FEATURES	
BUILDING SIZE	15,000 square feet
LOT SIZE	+/- 1 acre
UTILITIES	Tenant pays all utilities
SALE PRICE	\$875,000

For More Information, Please Contact:

Paula Prestwood
(256) 227-1524
Listing Agent
pprestwood@aol.com

GATEWAY COMMERCIAL BROKERAGE, INC.
300 Market Street, Suite 3
(256) 355-0721
Decatur, AL 35601
www.gatewaycommercial.com

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 This offering is subject to change or be withdrawn without notice.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.