

MLS #: C14110A (Active) List Price: \$259,000 (17 Views) 6.2 AC US HWY 84 W RIVER FALLS, AL 36474



TYPE BUSINESS: Commercial
BUILDINGS: 0
RESTROOMS: 0
APX TOTAL SQFT: 0
PARKING:
ANNUAL EXPENSES:
APX YEAR BUILT: 0
YEAR UPDATED: 0

SUBDIVISION:
COUNTY: COVINGTON
SCHOOLS: County
TOWNSHIP: 4N
RANGE: 15E
SECTION:
AREA: River Falls, Loango
ZONING CODE: Other-See Remarks
LEASE PRICE: \$0
COMMERCIAL LEASE TYPE:

LOT SIZE: 6.2 AC

APX ACREAGE: 6.2

SURVEY: No

PLAT: Yes

DEED BOOK: 2005

DEED PAGE: 2559

TAX ID/PARCEL #: 23 14 02 03 2 001 025 000

LEGAL DESCRIPTION: See File

PROPERTY TAXES: 427

GROSS ANNUAL INCOME:

ANNUAL EXPENSES:

NET ANNUAL INCOME:

INSURANCE:

YEARS REMAINING:

MONTHLY LEASE:

TRAFFIC COUNT:

CEILING HEIGHT:

BAYS: 0

ACCESS: State Highway, Public Road, Paved Road

LOCATION: Corner

WATERFRONT: None

APX ACREAGE RANGE: 6-10 acres

TYPE HEATING:

HEATING AGE:

TYPE AC:

AC AGE:

TYPE WATER HEATER:

WATER HEATER AGE:

ROOF AGE:

AGE:

SQFT OFFICE AREA : 0

SQFT WAREHOUSE : 0

SQFT DISPLAY AREA: 0

SQFT MANUFACTURING : 0

\$/SQFT SALE: 0

\$/SQFT LEASE: 0

CONSTRUCTION: Other-See Remarks

ROOF:

WATER/SEWER: City Water, Septic Tank

FLOORS: Other-See Remarks

FEATURES: Fencing

DIRECTIONS: From I-65 exit off at exist 114 and head east for approx. 228 miles on AL Hwy 55. From Andalusia travel west on US Hwy 84 to River Falls; the property is on the north east corner of AL Hwy 55 and US Hwy 84 interestion.

REMARKS: Recently been rezoned to Commercial!!! This 6 + acre property sits on the corner of a popular North/South route from Canada to the panhandle of Florida, with continuous traffic flow through this intersection. The corner is often backed-up with beach traffic. The property has highway frontage on both US Hwy 84 and AL Hwy 55 (a four lane). There is access to the property from Dewberry Street and Styles Avenue. This is a great location for any business wanting built-in traffic flow. If additional acreage is needed the adjoining parcel is for sale see MLS. 14109

AGENT REMARKS: Two parcels two different owners.

OWNER NAME: Harwell

SIGN ON PROPERTY: Yes

POSSESSION: At Close

CSB: 3

IN OFFICE #:

PHOTO: Yes

SALE TYPE: FAIR MARKET

LISTING TYPE: Exclusive Right to Sell

SHOWING INSTRUCTIONS: Key LO Vacant, Show Anytime

PENDING DATE:

LEASED PRICE: \$0

LEASED DATE:

DOM: 211

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

ALLOW AVM: No

ALLOW COMMENTS: Yes

OFFICE NAME: ADVANTAGE REALTY, LLC (#:337)

LISTING AGENT:Elane Jennings (#:71)

MAIN: (334) 222-3337

AGENT EMAIL: elane.jennings@yahoo.com

FAX: (334) 222-6610

CONTACT #: (334) 208-8100

Information Herein Deemed Reliable but Not Guaranteed