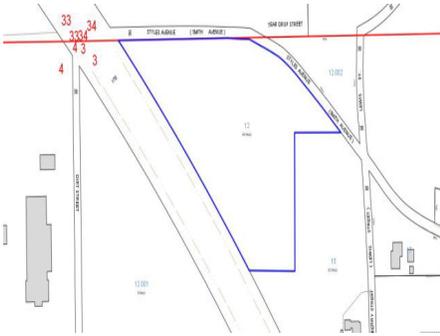


MLS #: C14109A (Active) List Price: \$240,000 (20 Views) 6.6 AC AL HWY 55 N RIVER FALLS, AL 36476



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: 3
AREA: River Falls, Loango
ZONING CODE: Other-See Remarks
LEASE PRICE: \$0
COMMERCIAL LEASE TYPE:

LOT SIZE: 6.6 AC
PLAT: Yes

APX ACREAGE: 6.6
DEED BOOK: 2006

SURVEY: No
DEED PAGE: 474

TAX ID/PARCEL #: 23 14 02 03 2 001 012 000

LEGAL DESCRIPTION:

PROPERTY TAXES: 180

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, Other-See Remarks

WATERFRONT:

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: None

ROOF:

WATER/SEWER: City Water

FLOORS:

FEATURES: Other-See Remarks

DIRECTIONS: From Interstate 65, turn east from off ramp at exit 114, travel approximately 28 miles on AL US 55. From Andalusia go West on US HWY 84 to River Fall; turn north (right) on HWY 55, It is the second lot from the intersection, on the right.

REMARKS: Recently been rezoned as Commercial!!! This 6.6 acre property sits on a popular North/South route from Canada to the panhandle of Florida. There is continuous traffic flow. The property has frontage on AL Hwy 55 (a four lane) and Styles Road. 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 13582. Together approx. 13 AC

AGENT REMARKS: Two parcels to different property owners.

OWNER NAME: Babyak

SIGN ON PROPERTY: Yes

POSSESSION: At Close

CSB: 3%

IN OFFICE #:

PHOTO:

SALE TYPE: FAIR MARKET

LISTING TYPE: Exclusive Right to Sell

SHOWING INSTRUCTIONS: 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