

FOR SALE 2 +/- ACRES



**8452 HIGHWAY 119
ALABASTER, AL 35007**

SPECIAL FEATURES:

- 1247 +/- BUILDING CAN BE USED AS OFFICE OR SMALL SHOP
- 206 +/- FEET ROAD FRONTAGE ON HWY 119
- TRAFFIC COUNT APPROXIMATELY 15,500/DAY
- ZONED B-3
- LOCATED IN FAST GROWING ALABASTER

RealtySouthTM
COMMERCIAL SALES & LEASING

Debbie Seale, CCIM

Direct Line: 205-620-2712

Fax: 205-877-6095

E-mail: dseale@realtysouth.com

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FOR SALE

2 +/- ACRES WITH BUILDING

8452 HIGHWAY 119
ALABASTER, AL 35007

SALES PRICE: \$275,000.

LOT:

- 2 +/- ACRES
- 206 FT ROAD FRONTAGE
- RECTANGULAR

BUILDING:

- 1247 SQ. FT. +/-
- CENTRAL HVAC
- 4 ROOMS, 1 RESTROOM, RECEPTION AREA, BREAK ROOM
- BUILT IN 1954

ZONED: B-3

UTILITIES AVAILABLE: ELECTRICITY, WATER, GAS

P.I.D.: 23-6-14-3-001-011.000

DIRECTIONS: FROM BIRMINGHAM TAKE I-65 SOUTH TO EXIT 228 AND MAKE A RIGHT ONTO HWY 31. GO .8 MILES AND TAKE A LEFT ONTO HWY 119. DRIVE 2.8 MILES AND PROPERTY WILL BE ON THE LEFT.



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