



C O M M E R C I A L R E A L E S T A T E

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FOR SALE

MULTI-FAMILY PROPERTY FOR SALE

This property listed by agent James Flatt. Call 256-655-4890 for any and all questions.

17 units including a 1,242sf 3bd/1ba house currently used as an office less than 4 miles from Lake Guntersville and less than a mile from Grant. Heated/cooled community pavilion available for tenants & a fishing pond. Property is 12 acres with room for additional units. Zoned county with 12 units currently occupied with 4 available(5 available if you lease the office as future tenant space). 13 units with 2 bd/1ba, 3 units with 1bd/1ba and office unit is 3bd/1ba. 16 units range from 843sf to 945sf. 13 units have single car garage as well as a storm shelter on site. Total leasable space is 15,534sf and extra land to add more income units.

**3226 Cathedral Caverns Hwy.
Grant, Alabama 35747**

PURCHASE PRICE:

\$2,300,000.00

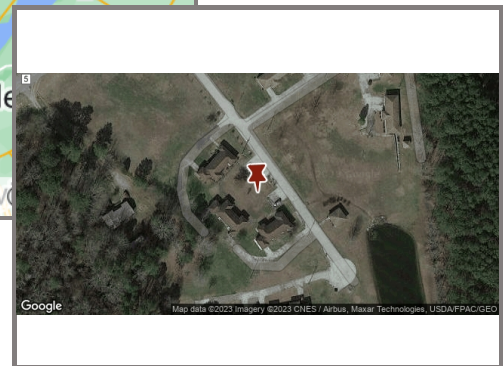
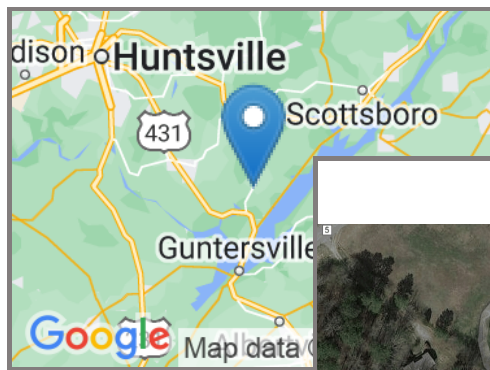
**Land Size: 12.00 Acres
Property Size: 522,720 Sq. Ft.
Year Built: 2003**





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