



# FOR SALE

## Office with Storage Building

1823 Somerville Road SE - Decatur, AL



**GATEWAY**  
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | [GATEWAYCOMMERCIAL.COM](http://GATEWAYCOMMERCIAL.COM)

# OFFICE WITH STORAGE BUILDING

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Office Size	+/- 2,865 SF
Storage Size	+/- 540 SF
# of Parcels:	1
Lot Size:	+/- 1 Acre
Zoning:	B-1
Frontage:	+/- 142 ft.
Market:	Decatur

### PROPERTY OVERVIEW

The property presented is located on one of the busiest thorough fare roads in Decatur. Formerly a dentist office, the property boasts a reception area, waiting rooms, offices, and patient areas. In addition, it also has three restrooms and six additional sinks throughout the office building. It sits on a crawl space and contains an abundance of storage shelving and counter space. Ample parking with +/- 15 parking spaces. The separate storage building of +/- 540 sf is heated/cooled with a drop ceiling, storage shelves, and countertop with a sink.



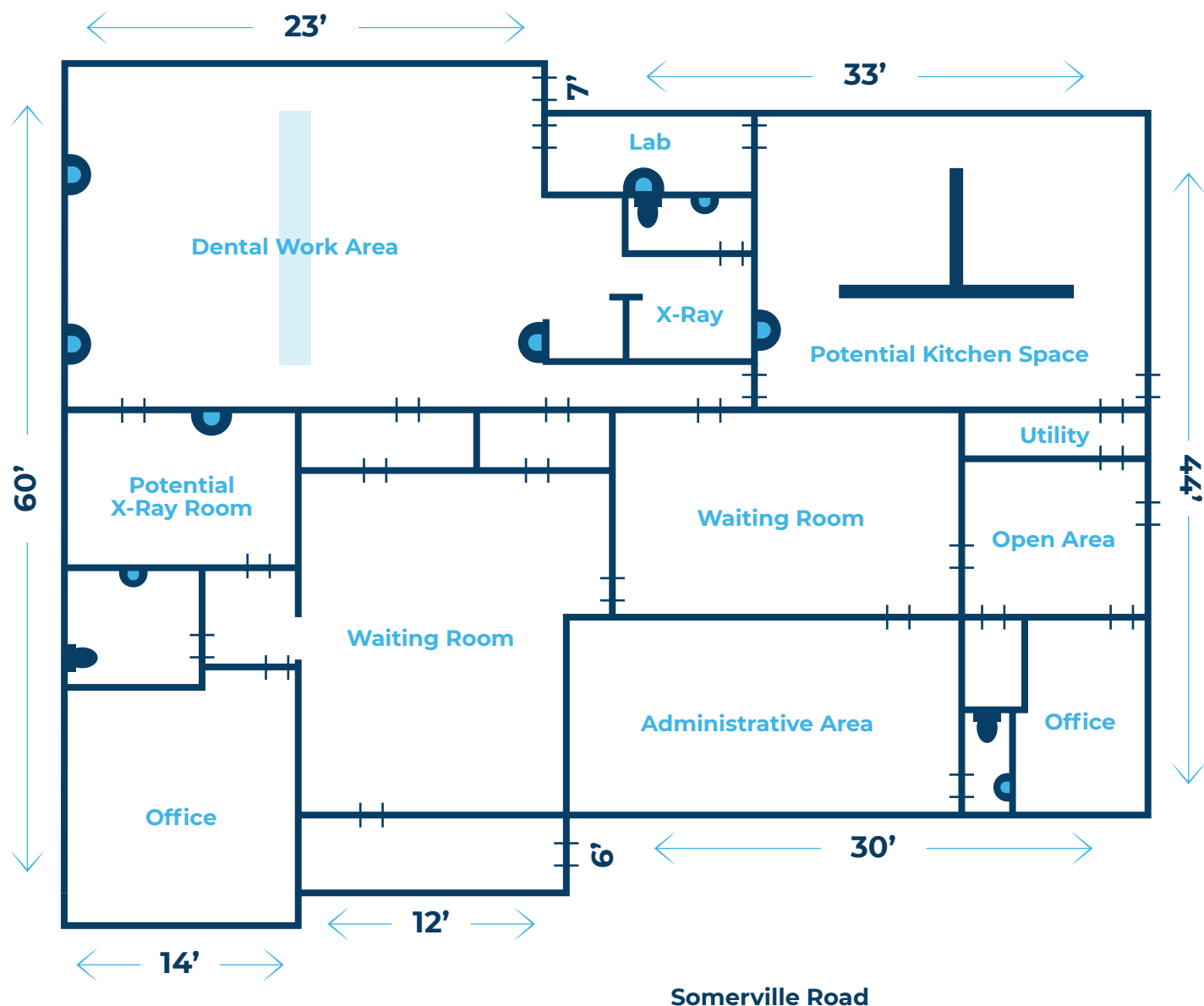




# INTERIOR PHOTOS



# OFFICE FLOOR PLAN



# STORAGE FLOOR PLAN

