

1010 6TH AVENUE  
DECATUR, AL 35601

+/- 4,958 SQUARE FEET  
RETAIL/WAREHOUSE  
FOR SALE OR LEASE



**GATEWAY**  
COMMERCIAL BROKERAGE



For More Information, Please Contact:

**Paula Prestwood**  
(256) 227-1524  
Salesperson  
[PPrestwood@aol.com](mailto:PPrestwood@aol.com)

**GATEWAY COMMERCIAL BROKERAGE, INC.**  
300 Market Street, Suite 3  
(256) 355-0721  
Decatur, AL 35601  
[www.gatewaycommercial.com](http://www.gatewaycommercial.com)

Details contained, herein, are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice. All tax, legal, or financial matters, herein, should be reviewed by competent professionals.

# 1010 6TH AVENUE

+/- 4,958 SF Retail/Warehouse

FOR  
SALE  
OR LEASE



## PROPERTY OVERVIEW

Property is +/- 4958 square feet with a retail/office area, storage room, two restrooms, office and a warehouse in the back with six at-grade roll up doors. Property is a double lot (150' x 140') and provides ample parking and great visibility in both directions of traffic. Average daily traffic count is +/- 30,080 cars.

## SITE FEATURES

BUILDING SIZE	+/- 4,958 square feet
ZONING	RD-2
LEASE PRICE	\$3,300/month + CAM
SALE PRICE	\$379,500

For More Information, Please Contact:

**Paula Prestwood**  
(256) 227-1524  
Salesperson  
[PPrestwood@aol.com](mailto:PPrestwood@aol.com)

**GATEWAY COMMERCIAL BROKERAGE, INC.**  
300 Market Street, Suite 3  
(256) 355-0721  
Decatur, AL 35601  
[www.gatewaycommercial.com](http://www.gatewaycommercial.com)

Details contained, herein, are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice. All tax, legal, or financial matters, herein, should be reviewed by competent professionals.