

+/- 2.21 ACRES

**2110 6TH AVENUE SE
DECATUR, ALABAMA**

**VACANT LOT FOR SALE
\$499,000**



GATEWAY
COMMERCIAL BROKERAGE



PROPERTY OVERVIEW

Approximately 2.21 acres of excess and surplus land. The excess tract of land has 210.87 ft of frontage along 6th Avenue SE and a depth of 172.94 ft. This area is generally level with the exception of the northern portion and rear of the site that is heavily wooded and overgrown rising approximately 15 ft. The surplus land has a width of approximately 276.93 ft and a depth of 226.03 ft. The surplus land is heavily wooded and overgrown with a steep terrain rising approximately 30 ft to the east. The surplus land could be excavated for development.

SALE FEATURES

LAND SIZE	+/- 2.21 acres
FRONTAGE	+/- 210.87' on 6th Ave.
ZONING	B-2 and R-4
UTILITIES	All utilities available
SALE PRICE	\$499,000

For More Information, Please Contact:

Ron Hill
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GATEWAY COMMERCIAL BROKERAGE, INC.
300 Market Street NE, Suite 3
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Decatur, AL 35601
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 This offering is subject to change or be withdrawn without notice.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.

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Plot Plan - 2110 6th Avenue



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