

FOR SALE
4318 HWY 31 S
DECATUR, ALABAMA
+/- 2.3 ACRES
COMMERCIAL LAND



GATEWAY
COMMERCIAL BROKERAGE



For More Information, Please Contact:

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PRIME COMMERCIAL FLEX USE PROPERTY

4318 Hwy 31 S, Decatur, AL 35603

+/- 2.3 ACRES



PROPERTY OVERVIEW

The property is located on high-traffic Hwy 31 and minutes from Beltline Rd. The parcel has +/- 692 feet of frontage on Hwy 31 and +/- 212 feet at the deepest point. Zoning restricts residential

The property has great visibility and was previously occupied by a gas station. The gas tanks were pulled and there is an NFA letter for the site.

Located near Dollar General at the Mill Rd/Hwy 31 intersection and minutes from the Beltline Rd, the site is conveniently located about ten minutes from Interstate 65.

SITE FEATURES	
LAND SIZE	2.3 acres
UTILITIES	Gas, Water, Electricity
ZONE	B-2
SALE PRICE	\$195,000

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