

6.98+/- acres in Coosa County, Alabama

This property, in a potentially tax advantaged Opportunity Zone, is a rare opportunity for available commercial property on Hwy 280! This jewel is just a few miles north of Alexander City, and only a short distance from the Kellyton Industrial Park where the new graphite processing plant will be located. The 40' x 100' commercial building (with a 12' x 20' storage building attached to the rear) is a blank slate and ready for you to customize for your needs. The parking lot with plenty of parking has been recently paved. The 18' x 18' small building has many potential uses, including as an office. Power and water are on site, along with a 1000-gallon propane tank.

The Bronze Stag in the photos is not included with the price listed.

Paved drive from 280, with limestone rocks placed to avoid erosion

Conduit run for a private electric gate

Solar power to the gate available from solar units and batteries on small building

A 1,000 gallon LP tank piped to buildings and ready for back-up generator.

Underground electrical

Large Building

Completely gutted

New 400 amp service with full generator switching

New septic system

Ready for multiple bathrooms

Prepped for kitchen if desired.

Paved parking area with large capacity

Thick slab will suit many commercial applications

Many options for commercial applications from machine shop to event venue



Southeastern
LAND GROUP



Small Building

Potential for use as an office and many other possibilities

New septic tank

On-demand hot water

Full solar power for on or off-grid

New 30 amp service

Mini split Installed

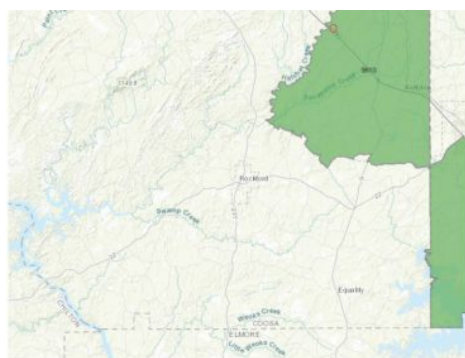
Commercial · \$375,000

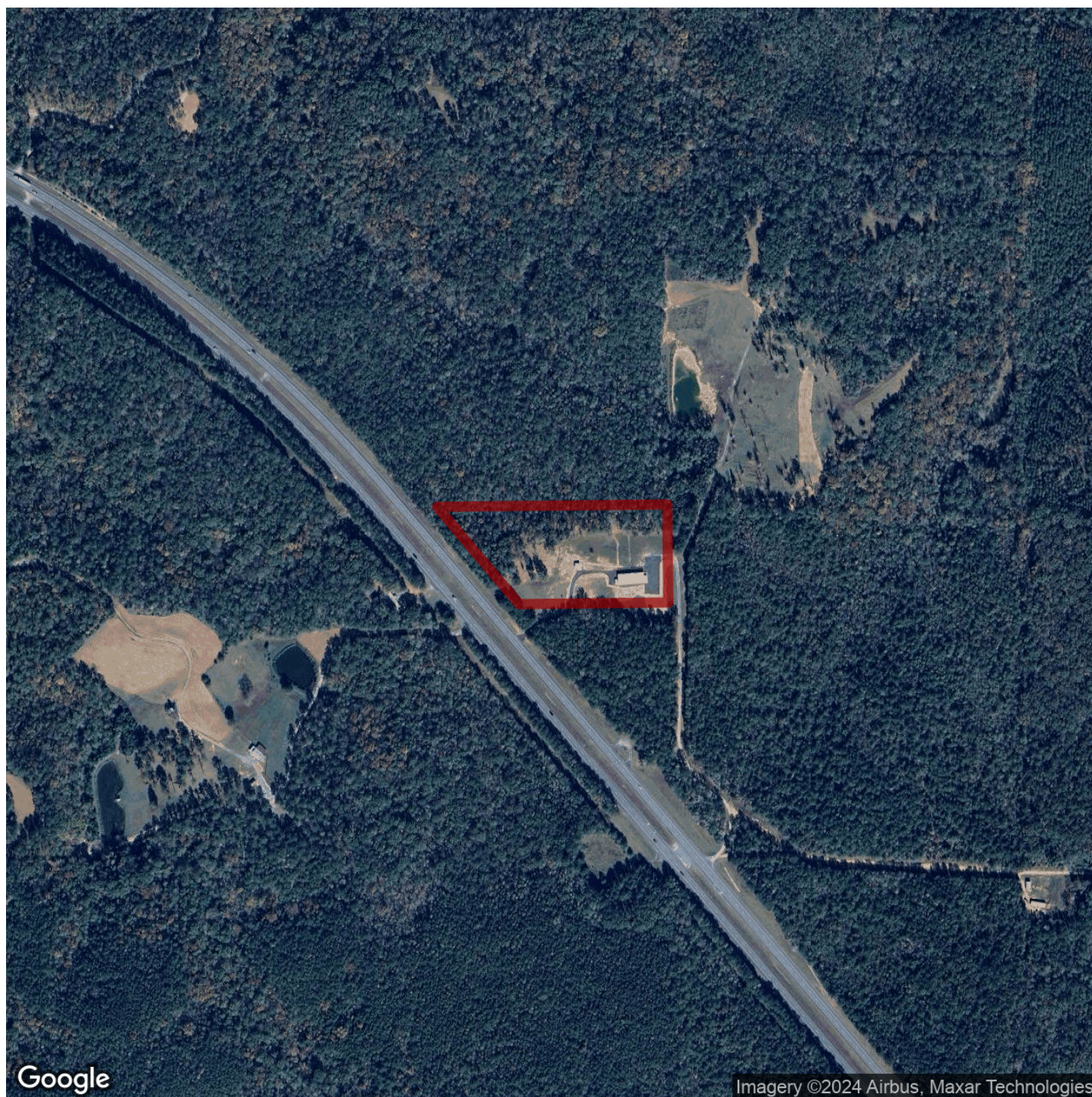
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