



## COMMERCIAL REAL ESTATE



Sale Price: \$1,250,000.00

**Land Size:** <u>+</u> 4.54 Ac.

**Zoning: B-2 (General Business)** 

Visibility: Excellent **Possession: Immediate** 

**Traffic Count:** 80,200 (2021 AADT @ I-65)

**Listing Type: Exclusive** 

## PRICED TO SELL!

Outstanding + 4.54 Acre lot at intersection of I-65 (Exit 170), West Fairview Avenue and Gaston Avenue. Traffic signal access. + 345' of frontage with + 410' of depth. Zoned B-2. Owner may subdivide. Directly across from McDonald's. Contact John Stanley, CCIM, for more information at (334) 271-2475.



John Stanley, CCIM John Stanley & Associates, Inc. 4747 Woodmere Boulevard Montgomery, AL 36106 Voice: (334) 271-2475

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