



COMMERCIAL REAL ESTATE



FOR SALE

1260 South Memorial Drive
Prattville, AL 36067

**Great Business Location
Now on the Market!**

Sale Price	\$595,000.00
Land Area	+/-250' x +/-150'
Building Area	+/-7,500 S.F.
Zoning	B-2
Current Use	Auto Body Shop
Best Use	Automotive Business
Loading Docks	9 @ Grade Level
On-Site Parking	Plenty
Accessibility	Good
Possession	Immediate
Listing Type	Exclusive

Owner is retiring, creating an excellent opportunity for your business to expand, relocate or establish a new location in a highly visible area of Prattville, Alabama.

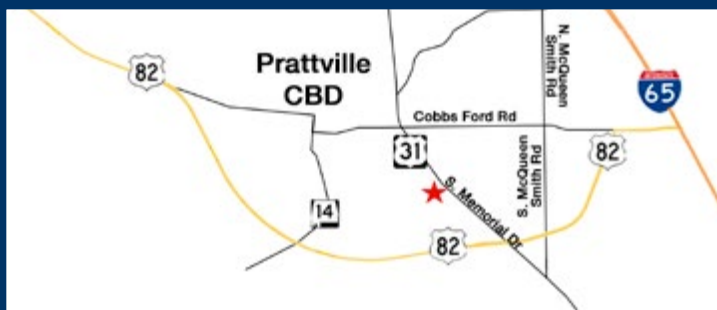
This +/-7,500-square-foot building sits on just under one acre and fronts South Memorial Drive (Highway 31), providing excellent visibility and convenient access. The building features nine (9) grade-level doors, making it ideal for loading, warehouse operations, automotive uses or a variety of other business opportunities. It also has a new 20-by 40-foot awning on the back of the building.

Some automotive equipment will remain with the building, providing additional value and making this property especially attractive for an automotive-related business.

The property is zoned B-2 and offers plenty of parking to accommodate customers, employees and business operations.

Don't miss this opportunity to put your business in a great Prattville location!

Call Lee Meriwether, CCIM, at (334) 398-1808 to schedule a tour today.



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