



# FOR SALE: MIXED-USE BUILDING

OFFICE, RETAIL, AND WAREHOUSE ON  
+/- .63 ACRES ON LURLEEN B. WALLACE  
BLVD (US HWY 43) IN NORTHPORT

1907 24TH STREET  
NORTHPORT, AL 35476

**\$799,000**

## PROPERTY OVERVIEW:

- Zoning: City of Northport C-3
- Utilities: City of Northport Water and Sewer
- +/- 3800 sf office, +/- 3500 sf retail, +/-4000 sf warehouse, and +/- 3000 sf covered
- **Signalized access**, with unparalleled visibility, passive income on corner building
- Approximately 41K cars/day traffic count
- The Lurleen B. Wallace corridor is absolutely on fire. Join retailers such as Express Oil, Smoothie King, and Starbucks as traffic counts increase!

## DIRECTIONS:

From Lurleen B. Wallace Blvd. turn onto 24th Street. Property is located on the left.



**HARWOOD  
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550 GREENSBORO AVE. UNIT 101  
TUSCALOOSA, AL 35401

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## DRIVE TIMES

<b>RIVER RUN PARK</b>	7 min
<b>DOWNTOWN NORTHPORT</b>	3 min
<b>DOWNTOWN TUSCALOOSA</b>	6 min
<b>UNIVERSITY OF ALABAMA - CAMPUS</b>	8 min



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