

FOR SALE

Office BLDG For Sale (Gary Ave/Fairfield)
4401 Gary Ave, Fairfield, AL 35064



RED ROCK



1,108± SF Office Building located on 0.07± Acres

Sale Price: \$185,000

GLENN PONDER

Commercial Broker

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PROPERTY OVERVIEW

This exceptionally maintained 1,108± SF brick building, constructed in 1986, offers a "plug-and-play" opportunity for a small business owner or investor. Located on a high-visibility corridor, the property combines structural durability with a versatile interior layout suited for a variety of professional and commercial uses.

Own for less than the cost of rent. At a \$185,000 purchase price, this property represents a significant equity-building opportunity compared to leasing similar medical or office space in the surrounding Fairfield/Ensley area.

OFFERING SUMMARY

Sale Price:	\$185,000
Building Size:	1,108± SF
Lot Size:	0.07± Acres or 3,000± SF
Zoning:	B3

PROPERTY HIGHLIGHTS

- **Move-In Ready Interior:** Features a professional reception area, a private conference room, and flexible workstations.
- **Solid Construction:** Low-maintenance, solid brick-on-masonry exterior built to last.
- **Ample Private Parking:** Large paved parking lot in the rear provides rare convenience for clients and staff in this submarket.
- **Versatile Zoning & Layout:** Ideal for professional services (Law, Accounting, Real Estate), medical/therapy clinics, or boutique retail and salon uses.
- **Motivated Seller:** Retired owner has priced the property aggressively for a timely sale.

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Receptionist



Conference Room



1,108± SF

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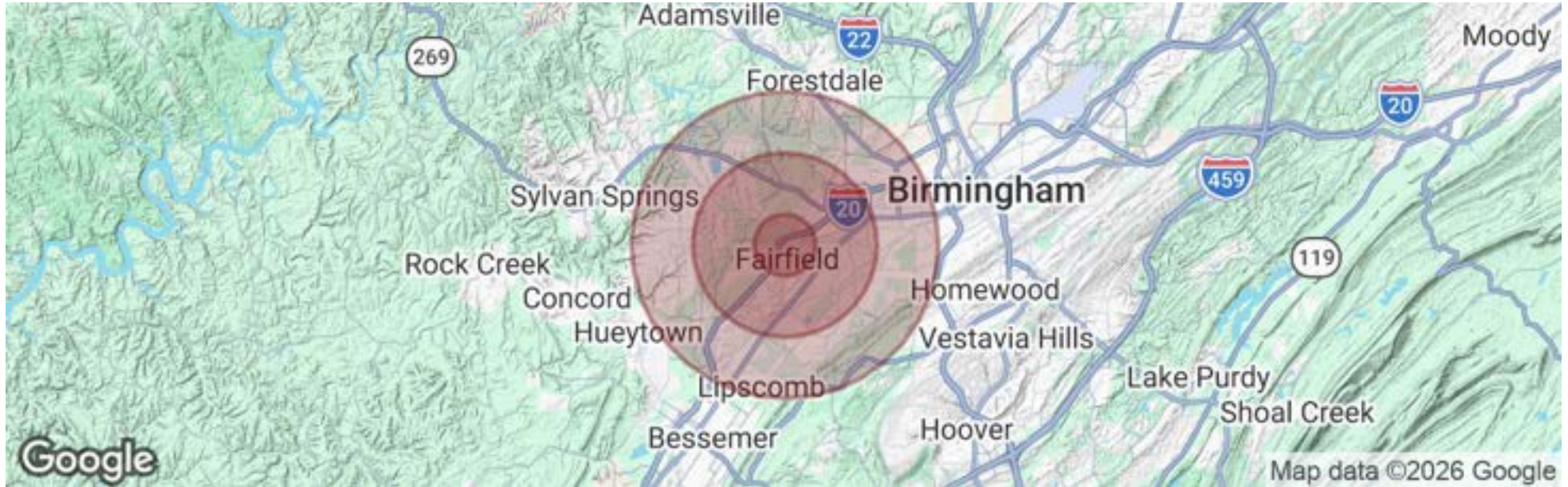


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,233	50,689	109,297
Average Age	34.0	39.4	40.0
Average Age (Male)	31.8	35.9	37.0
Average Age (Female)	34.9	41.9	42.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,650	19,907	44,138
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$51,320	\$56,381	\$56,050
Average House Value	\$148,527	\$108,707	\$121,612

2023 American Community Survey (ACS)

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