



This well-located mixed-use property in the heart of downtown Decatur offers a rare combination of stable commercial and residential income.

The entire building above grade is 6,680 sq ft with a full finished basement. The main floor and basement is fully leased to Sun Provisions, a long-term tenant operating under an absolute net lease, providing predictable, hands-off income for the owner. The commercial space anchors the building and offers excellent visibility and foot traffic in the downtown corridor along with three residential units on the second floor.

## Building Features

- ✓ Main Level Retail Unit
- ✓ Three Residential Units
- ✓ 6680 Sq Ft
- ✓ Finished Basement
- ✓ Off Street Parking
- ✓ Partially Renovated Building

## For More information

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