

3.14 Acre Society Hill Road Office Property – OPELIKA, AL



TIGER TOWN



ACRES:
3.14

SQUARE FEET:
+/-2495, additional basement not accounted for.

ZONING: C-2

TRAFFIC COUNTS:
14,000 +/- Cars daily at intersection of Gateway and Wyndham

ADDRESS: 3373 Society Hill Road. Opelika, AL 36804

Sales Price: \$1,100,000

Location:
Just off I-85 at exit 58. Located off Gateway Drive once you turn right at the traffic circle located at the intersection of Gateway Dr. and Society Hill Rd. Conveniently Close to Tiger Town at Exit 58. You can also access exit 60 easily by going ou Gateway Dr. to Marvyn Pkwy.

Summary:
2495 SQ FT office house renovated in 2023, sitting on 2.12 acres with an addiotnal 1.02 acre lot next door.



Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

Craig Melton
Broker
334-559-4914 Mobile
comprehensivecre@gmail.com

OVERVIEW

Incredible opportunity to buy the real estate in rapidly growing Opelika/Auburn. Currently Six people a day are moving to Opelika/Auburn. Brand new flex warehouse building located in busy area of Lee County. Quality 2024 construction with potential to customize your buildout.

PROPERTY HIGHLIGHTS

Easy ingress and egress
C-2 Zoning
More land to expand with warehousing, office use, or mixed use.

PROPERTY SUMMARY

Lot Size: 3.14
Building size: 2495 SQ FT two-story with out basement
Layout- Currently used for office use providing 7 office/desk areas, a conference room, copy room, two bathrooms, and additional indoor storage in the basement w/ interior and exterior access.

LOCATION HIGHLIGHTS

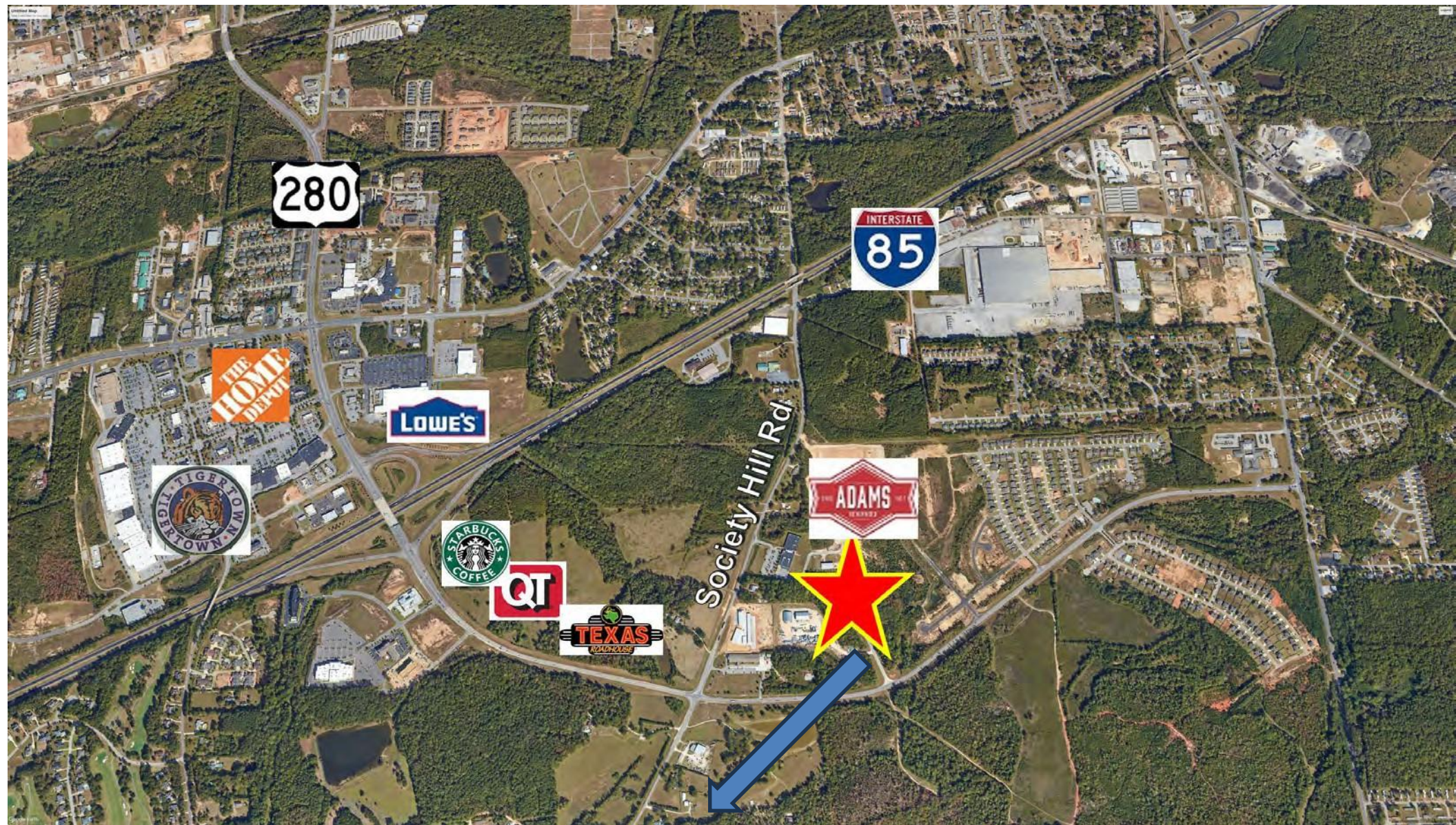
Multiple ways to access I-85
Convenient to all of Lee County
Close to Opelika Industrial Parks
Close proximity to a lot of the residential growth



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AERIAL MAP



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EXTERIOR PHOTOS



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PHOTOS



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ARIEL



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