

FOR SALE

MULTI-FAMILY INCOME PRODUCING PROPERTY

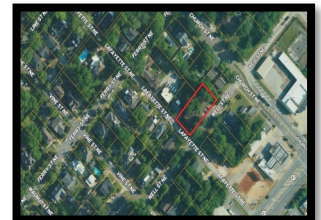
GOOD CAP RATE



GREAT INVESTMENT OPPORTUNITY—IN DOWNTOWN DECATUR

MULTI FAMILY OPPORTUNITY IN DOWNTOWN DECATUR

- **8-unit apartment complex in downtown Decatur. – ALL UNITS ARE LEASED**
 - **5- 2 bedroom 1 bath units**
 - **3-1-bedroom 1 bath units**
- **One building is 3,878+/- SQ FT and one is 3,776 +/- SQ FT fully brick with shingle roof**
- **Corner lot at the intersection of Lafayette ST and Well ST**
- **Electricity recently updated each unit has a new breaker box**
- **All units have heating and cooling**
- **10 on-site parking spaces with extra on-street parking available**



SHANE ODOM
256.214.2196
shane@marmac.us
marmaccommercial.com

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COMMERCIAL
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Marmaccommercial.com 256-214-2196 256-214-2227



MARK MIZELL
256.214.2227
mark.mizell@marmac.us
marmaccommercial.com