



## 7,396+ SF building on High Visibility Corner

Concrete Block building at the high-traffic corner of Metro Pkwy and Fowler St. The 1.22 acre entitled parcel, adjacent to the south, is available for easy expansion.

**Acres:** .57  
**Building SF:** 7,396  
**Built:** 1969/1982  
**Zoning:** Commercial Intensive (CI) [Link](#)  
**PSF:** \$125  
**Strap #:** 25-44-24-P2-00102.0070  
25-44-24-P2-00101.0130  
**AADT:** 26,000  
**PRICE:** \$925,000.00  
**TAXES:** \$8,369.81  
**ACCESS:** 2 curb cuts on Fowler St

### CONTACT

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Six Mile Corporate Park

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More Details Here

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### Highlights

- Outdoor display/storage, on high-visibility corner
- Commercial Intensive (CI) – includes automotive repair/sales, retail, showroom, offices, light manufacturing, and more
- The building is demised into 2 units with 2 electric meters
- Perfect to assemble with vacant, entitled land, 3155 Fowler St, adjacent to the south
- Owner, at owner's expense to remove all vehicles off the site
- Roof replacement being scheduled

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