



COMMERCIAL REAL ESTATE

## 4415 EVANGEL CIRCLE PROPERTY BRIEF



**DESCRIPTION:** LOCATION, LOCATION, LOCATION! PERFECT FOR SMALL BUSINESSES OR CONTRACTORS. STAND-ALONE HEATED AND COOLED FULL BRICK BUILDING IN ESTABLISHED INDUSTRIAL PARK. CONVENIENT TO RESEARCH PARK.

**LOCATION:** FROM THE PARKWAY, WEST ON UNIVERSITY. GO APPROX. 2.5 MILES. RIGHT ON EVANGEL DRIVE, RIGHT ON EVANGEL CIRCLE.

**BUILDING SIZE:** 2,840 SQ. FT. (+/-)

**LAND SIZE:** 60' X 225'

**ZONING:** LIGHT INDUSTRY, HUB ZONE, **OPPORTUNITY ZONE**

**SURVEY:** SEE REVERSE SIDE.

**SALE PRICE:** \$175,000

**CONTACT:** **RUSS RUSSELL, CCIM, ALC, CEA ♦ 256-536-7777**

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