



**7531 HWY. 53
TONEY, AL 35773**



DESCRIPTION: MULTI- PURPOSE PROPERTY WITH 3 BUILDINGS CURRENTLY USED AS A CHURCH AND OFFICES.

LOCATION: JUST PAST OLD RAILROAD BED ROAD ON THE LEFT AND BEFORE TONEY ROAD AND DOMINOS PIZZA.

TRAFFIC COUNT: 10,642 (+/-) VEHICLES PER DAY

BUILDING SIZE(S): **BLDG. 1:** 9,600 SQ. FT. (+/-) ALL HEATED AND COOLED CHURCH FACILITY THAT COULD BE CONVERTED TO A MANUFACTURING OR WAREHOUSE FACILITY.
BLDG. 2: 1,997 SQ. FT. (+/-) OFFICE THAT CAN BE CONVERTED BACK TO A HOUSE.
BLDG. 3: 360 SQ. FT. (+/-) CLASSROOM BUILDING.

LAND SIZE: 5.82 ACRES (+/-) 397' x 650' X 893' X 299'

PLAT: ON REVERSE SIDE

AERIAL PHOTO: ON REVERSE

NOTE: SEE THE AERIAL VIDEO ON OUR WEBSITE

ZONING: COUNTY

SALE PRICE: \$790,000

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

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