



COMMERCIAL REAL ESTATE

# 103 SALEM ROAD FOR SALE



**DESCRIPTION:** CURRENTLY A VETERINARIAN CLINIC BUT, COULD BE EASILY CONVERTED TO ANY TYPE OF COMMERCIAL BUILDING. AN ADDITIONAL .46 ACRE LOT IS INCLUDED IN THE SALE.

**LOCATION:** NORTH ON MEMORIAL PARKWAY, THEN HWY. 231/431 N TO HAZEL GREEN. BUILDING ON THE CORNER OF SALEM ROAD AND HWY. 231/431 N. APPROX. 12 MILES FROM WINCHESTER ROAD AND N. MEMORIAL PARKWAY.

**BUILDING SIZE:** 3,305 SQ. FT. (+/-)

**LAND SIZE:** .89 ACRES +/-

**PARKING:** AMPLE

**TRAFFIC COUNT:** 27,408 VEHICLES PER DAY +/-

**ZONING:** COUNTY

**LEASE PRICE:** \$395,000

**CONTACT:** **RUSS RUSSELL, CCIM, ALC, CEA ♦ 256-536-7777 OR JAMES FLATT ♦ 256-655-4890**

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