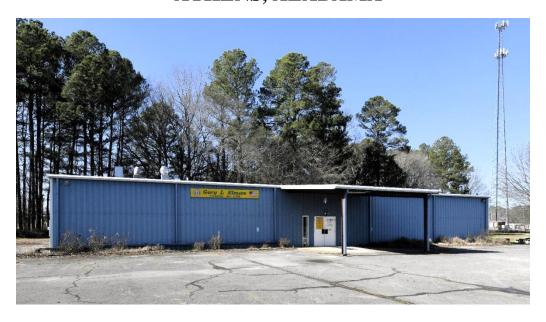


## 17915 ELM STREET ATHENS, ALABAMA



DESCRIPTION: GREAT OPPORTUNITY FOR A CHURCH, WEDDING VENUE, OR MEETING SPACE. HEATED

AND COOLED COMMERCIAL BUILDING INCLUDING TWO ADA COMPLIANT RESTROOMS, 8'X10' ROLL-UP DOOR, SEATING FOR TWO HUNDRED, AND A LARGE COMMERCIAL KITCHEN. OWNER WILLING TO SELL TABLES AND CHAIRS AT AN ADDITIONAL COST.

GO TO RUSSRUSSELL.COM TO SEE THE VIRTUAL TOUR.

LOCATION: WEST ON HWY 72 IN ATHENS TO LUCAS FERRY ROAD. RIGHT ON LUCAS FERRY RD.

GO APPROX. 2.12 MILES. BUILDING ON THE CORNER OF LUCAS FERRY ROAD AND ELM STREET

NEXT TO THE SHERRIF'S RODEO.

BUILDING SIZE: 7,200 SQ. FT.+/-LAND SIZE: 2.4 ACRES+/-

ZONING: ESTATE RESIDENTIAL AND AGRICULTURAL DISTRICT

TRAFFIC COUNT: 5,716 VEHICLES PER DAY

**SALE PRICE:** \$375,000

CONTACT: JAMES FLATT ♦ 256-655-4890 (CELL) or RUSS RUSSELL ♦ 256-527-7777 (CELL)

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