



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 SHERIFF'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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