



COMMERCIAL REAL ESTATE

**10849 COUNTY LINE ROAD
RETAIL/ COMMERCIAL
MADISON, ALABAMA**



DESCRIPTION: FIRST CLASS GUN STORE/ RANGE/ COMMERCIAL BLDG. IN HIGH TRAFFIC AREA.
LOCATION: WEST ON I-565 TO COUNTY LINE ROAD EXIT. RIGHT ON COUNTY LINE RD. GO APPROX. 2 MILES. BLDG. ON THE RIGHT JUST BEFORE PALMER RD. ACROSS FROM ALABAMA CREDIT UNION.
VIRTUAL TOUR: <https://youtu.be/SD7Stfsab3E>
BUILDING SIZE(S): LARGE RETAIL /COMMERCIAL BLDG.: 11,189 SQ. FT.+/-
REAR BLDG.: 1,742 SQ. FT.+/-
LAND SIZE: 1.56 ACRES+/-
TRAFFIC COUNT: 32,300 VEHICLES PER DAY+/-
ZONING: B3 BUSINESS DISTRICT
SALE PRICE: \$2,800,000
CONTACT: **RUSS RUSSELL, CCIM, ALC, CEA ♦ 256-536-7777**

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RUSSRUSSELL.COM

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