



Office/Retail Space For Lease

1404 6th Avenue SE - Decatur, Alabama

PRESENTED BY

PAULA PRESTWOOD

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GATEWAY
COMMERCIAL BROKERAGE

PROPERTY PHOTOS

1404 6th Avenue SE - Decatur, AL



PROPERTY OVERVIEW

Property consists of five offices, including a large conference/reception area, recent renovations, multiple storage closets, and two bathrooms. There are four parking spaces in the front of the building and eight spaces in the rear. More parking spaces can be added.

LEASE FEATURES	
PRICE	\$1,800/mo plus utilities
SUITE SIZE	+/- 1,517 sf
LAND SIZE	50' x 140'
UTILITIES	All utilities available
ZONING	B-2 (General Business)*

*B-2 Zoning Specifications: Pawnshop Act, and/or Dealers in Gold or Precious Items Act located on the same legal lot duly approved by the City of Decatur and in conformance with the Subdivision Regulations as amended. Any retail or wholesale business or service not specifically restricted or prohibited; and places of amusement and assembly. Uses permitted on appeal: Dry cleaners and laundries; and manufacturing incidental to a retail business where articles are sold at retail on the premises, not specifically prohibited herein; major automobile repairs. Any use permitted or permitted on appeal in the R-4, Residential District, and subject to all district requirements of an R-4 District as specified in section 25-10, hereof, other than the maximum height provision set forth therein which shall not be applicable. Uses prohibited: Stockyard; live animal or poultry sales; coal yards; lumber yards or mills; auto wrecking; gasoline, oil or alcohol storage above the ground in excess of five hundred (500) gallons, grist or flour mills; ice plants; junk, scrap paper, rag, storage or bailing, stone or monument works.

For More Information, Please Contact:

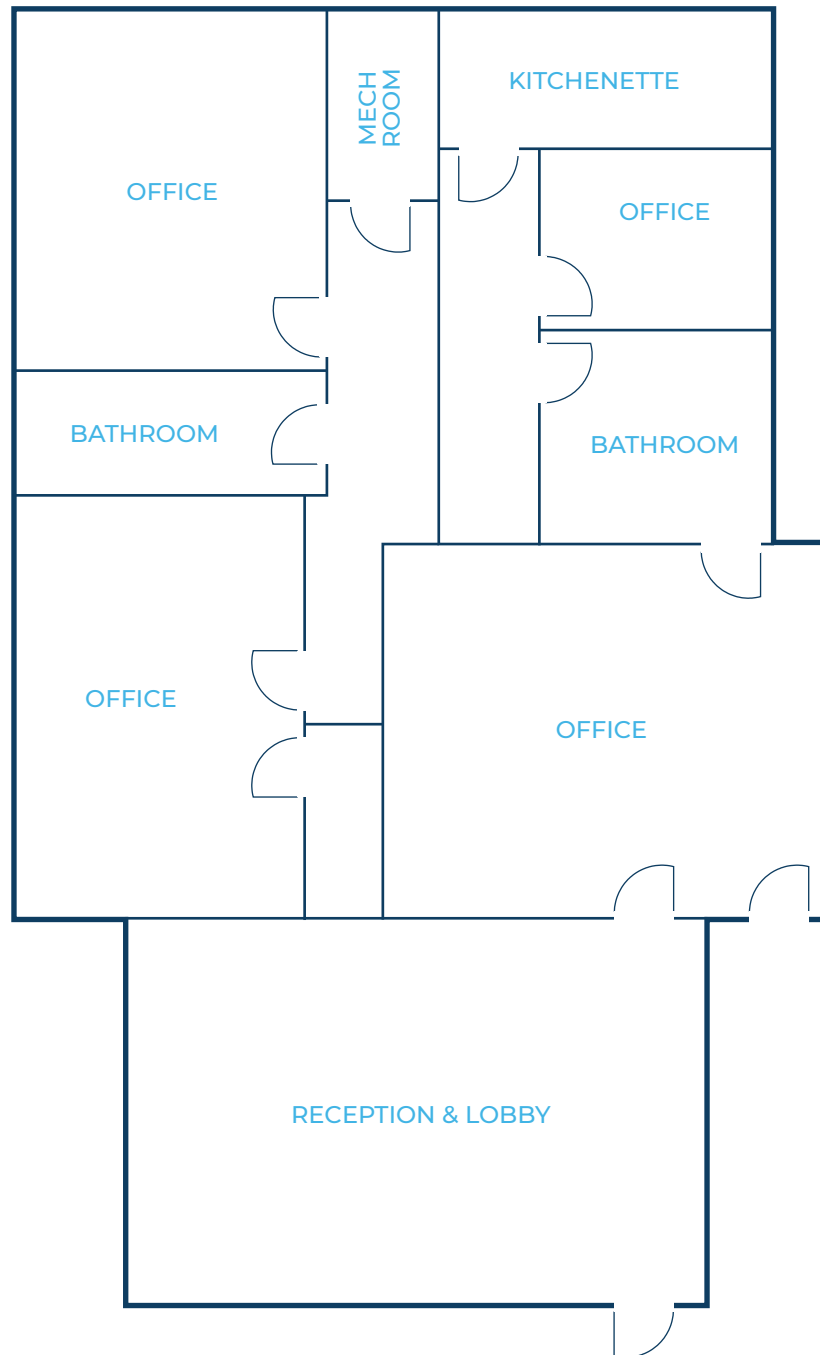
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The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice.

FLOOR PLAN

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AREA RETAILERS

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Google

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