

**NORTHWEST ALABAMA
MEDICAL OFFICE
<1 Acre
Lauderdale County, AL
\$1,525,000**

NEW LISTING

**NATIONAL
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REALTY®**



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REALTY®**

National Land Realty
112 South Main Street
Suite 201
Tuscumbia, AL 35674
www.NationalLand.com



Seth Thompson
Office: 256.383.8990
Cell: 256.394.3525
Fax: 256.383.2990
Sthompson@NationalLand.com

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OVERVIEW:

Prime Commercial Medical Office Building in Downtown Florence AL. Two story building with basement totaling +/- 8,750 sq.ft. of finished space on +/-30,290 sq.ft. of land. Built in 1991, the first floor has +/-4,113 sq.ft. of office, medical exam rooms, waiting room, reception area, restrooms and a kitchen. The second floor contains +/-2,145 sq.ft. of offices, record rooms, library, staff lounge, supply room and restroom. The finished basement is 2,492 sq.ft. of offices, treatment rooms, waiting room and restroom. 18'x31' front entry canopy. Located within residential/commercial district along a prominent traffic corridor near the core business district of the City of Florence. Functioning Elevator. Interior and Exterior are considered in Good Condition. Paved Parking Lot. Utilities on site. Priced below appraised valuation. Future Income Producing Longevity.

PARCEL #/ID: 24-05-15-1-005-003.000, 24-05-15-1-005-002.000

TAXES: \$6,935/year (2021)

ADDRESS:

302 W Dr. Hicks Blvd.
Florence, AL 35630

LOCATION:

Florence Blvd to Dr. Hicks Blvd, Property sits on North side of W Dr. Hicks Blvd.



PROPERTY HIGHLIGHTS:

- Medical Office Building in Downtown Florence AL.
- Two story building with basement
- 8,750 sq.ft.
- 18'x31' front entry canopy
- Located within residential/commercial district along a prominent traffic corridor
- Priced below appraised valuation

LEGAL DESCRIPTION:

233.01' X 129.74' IRR PROJECT ALA R-141 WEST
SIDE PARCEL 202-D FI 91-45 FR D04. 50' X 142.23'
IRR CITY OF FLORENCE PART OF BLK 201
PROJECT ALA R-141 WEST SIDE FI 93-42 FR 38

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