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

NEW LISTING

112 South Main Street

Tuscumbia, AL 35674

www.NationalLand.com

Suite 201

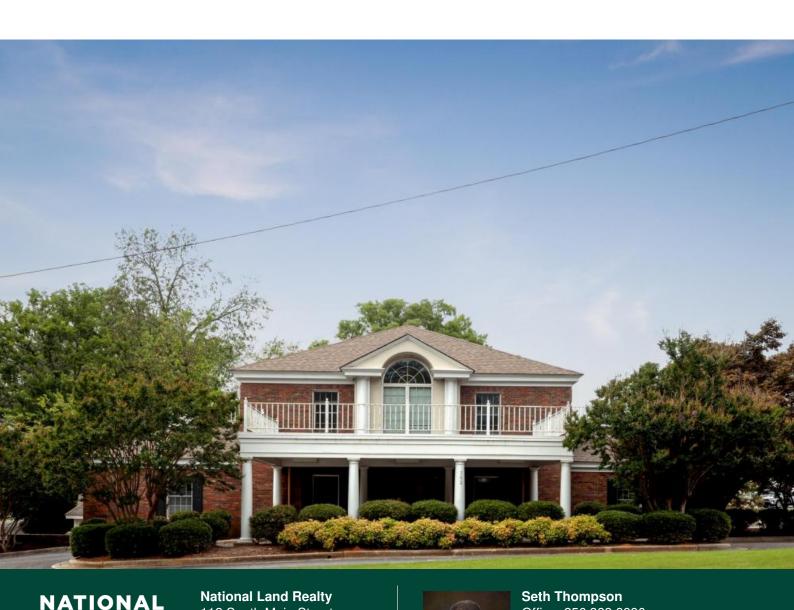


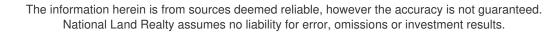
Office: 256.383.8990

Sthompson@NationalLand.com

Cell: 256.394.3525

Fax: 256.383.2990







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:

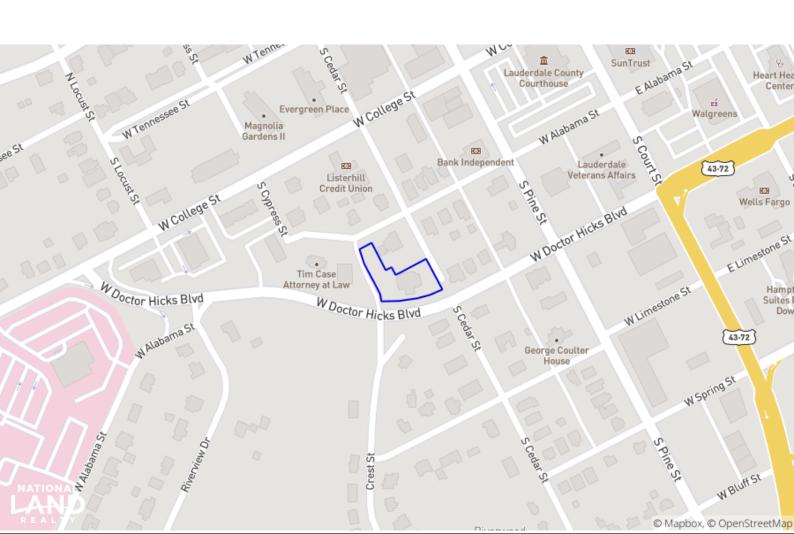
233.01' X 129.74' IRR PROJECT ALA R-141 WEST SIDE PARCEL 202-D FI 91-45 FR D04. 50' X 142.23' IRR CITY OF FLORENCE PART OF BLK 201 PROJECT ALA R-141 WEST SIDE FI 93-42 FR 38

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2090093



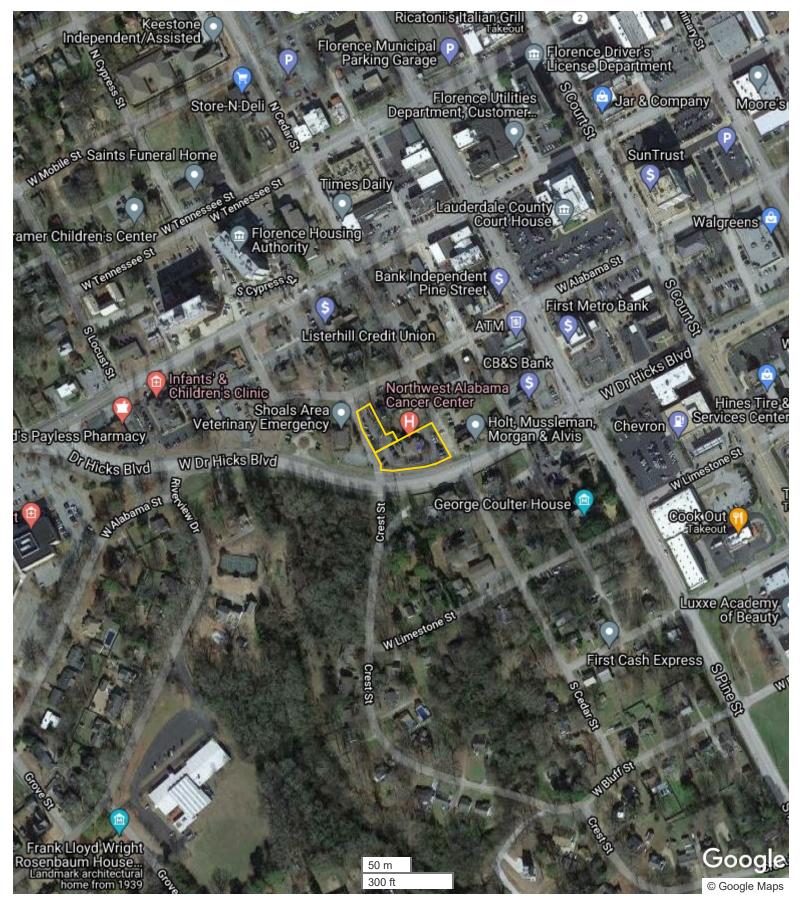




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