



## Investment and Commercial Opportunity

13 +/- Acres | DeKalb County, AL | \$3,495,000



### ADDRESS

1351 A Old Waterworks Rd SW  
Fort Payne, AL 35968

### LOCATION

From I-59 S take exit 218 to Ft Payne, Right onto Hwy 35 W and go to next traffic light. Turn R and then R on Cracker Barrel Rd on the right. After 0.5mi, property will be on your right just across the road from Santa Fe Cattle Company. Signs are on the property.

### PROPERTY SUMMARY

This excellent tract of commercial/industrial property is located in an ideal location in the thriving town of Ft. Payne Al. It is located on exit 218 and is adjacent to I-59. Property is zoned M1 which allows for many types of development. Utilities include power, water, gas and sewer. (Go to FtPayne.org for a list of uses under the M1 zoning classification). Santa Fe Cattle Company and Cracker Barrel restaurants are across the street. Numerous medical facilities are adjacent to the property. This property has been in the same ownership for over forty-five years and has never been offered for sale. Don't miss out on this valuable investment as it won't be available long. Signs are on the property.

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