

COMMERCIAL PROPERTY REPORT

4304 Co Rd, Delta, AL 36258



Presented by

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CENTURY 21 HARRIS MCKAY  
123 Quintard Ave  
Anniston, AL 36201

## 4304 Co Rd, Delta, AL 36258

 **FOR SALE**  
Active: 4/23/2019

List Price

**\$399,000**

List Date: 4/23/2019

List Price / sq ft:

**\$260**

## Property Facts

## Public Facts

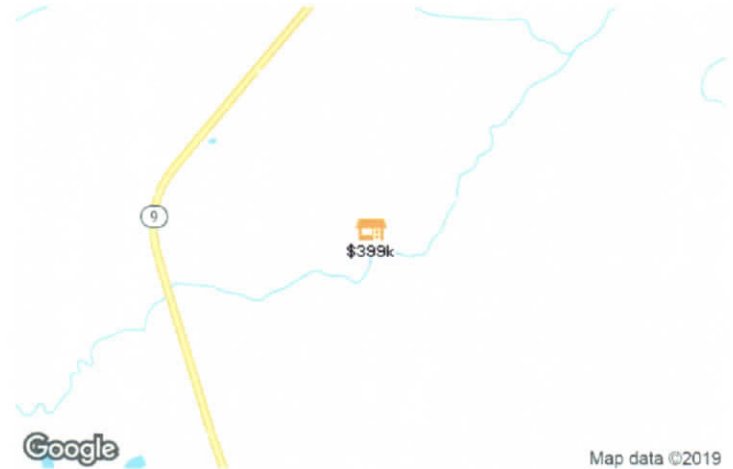
## Listing Facts

Property Type	—	Retail
Property Subtype	—	Retail
Number of Buildings	—	1
Number of Stories	—	1 Story
Building Area (sq ft)	—	1,536
Lot Size	—	3,462 sq ft
Year Built	—	2005
Roofing	—	Metal Roof
Heating	—	Heat Pump
Cooling	—	Heat Pump (Cool)
Construction	—	Concrete Block, Frame/Wood

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

# Property Report

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## Tenant Data – Total Tenants Found: 1

Red = Your Changes

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
n/a	4 bd	—	—	—

## Extended Property Facts

### Structure Details

Ceiling Height	10-12 Feet
Roofing	Metal Roof
Levels Features	1 Story
Construction Features	Concrete Block Frame/Wbod
Parking Features	Unassigned

### Interior Features

Cooling	Heat Pump (Cool)
Floor	Tile/Vinyl
Heating	Heat Pump
Water	Private Water

### Exterior Features

Construction	Concrete Block Frame/Wbod
Roof	Metal Roof
Parking	Unassigned
Sewer	Septic
Levels	1 Story

### Location Details

Directions to Property	Take 431 south Turn left on County Road 24 Convenience Store on the left.
Zoning	commercial

### Notes from Lana Burke

.1 miles to the last scenic turn to Cheaha State Park Last stop for Gas, Ice, Beer, Groceries until you enter the State Park. Over 5 miles from the nearest gas station. Trailor park behind store and Community iconic store for many years.

### Miscellaneous Details

Miscellaneous	Fire Alarm, Handicapped Accessible, Refrigeration Space
Property Includes	Fixtures, Inventory
Property to Remain	Electric Stove
Rooms	Living Quarters
Sq Ft Office	—
Sq Ft Other	1283

## Listing Facts and Details

### Listing Details

**Listing ID:** 847561

**Listing Source:** Greater Alabama MLS

**Original List Price:** \$399,000

**Original List Date:** 4/23/2019

**Current List Price:** \$399,000

**Listing Agreement Type:** Exclusive Right to Sell(ER)

**Showing Instructions:** Call Listing Agent

**Age:** Existing

#### Details:

Going business selling, gas station, retail. Living Quarters attached with 4 bedrooms and private backyard. .1 Miles to the last Cheaha State Park entrance. Store is icon to the community for groceries, pizza, alcohol, tobacco and gasoline. Over five miles from this store to the next nearest gas station. High traffic volume where two counties join in a short distance. Three years of profit loss statements are available upon the signing of a confidentiality statement.

### Price Change History

Change Date	Description	New List Price	% Change
4/23/2019	—	\$399,000	—

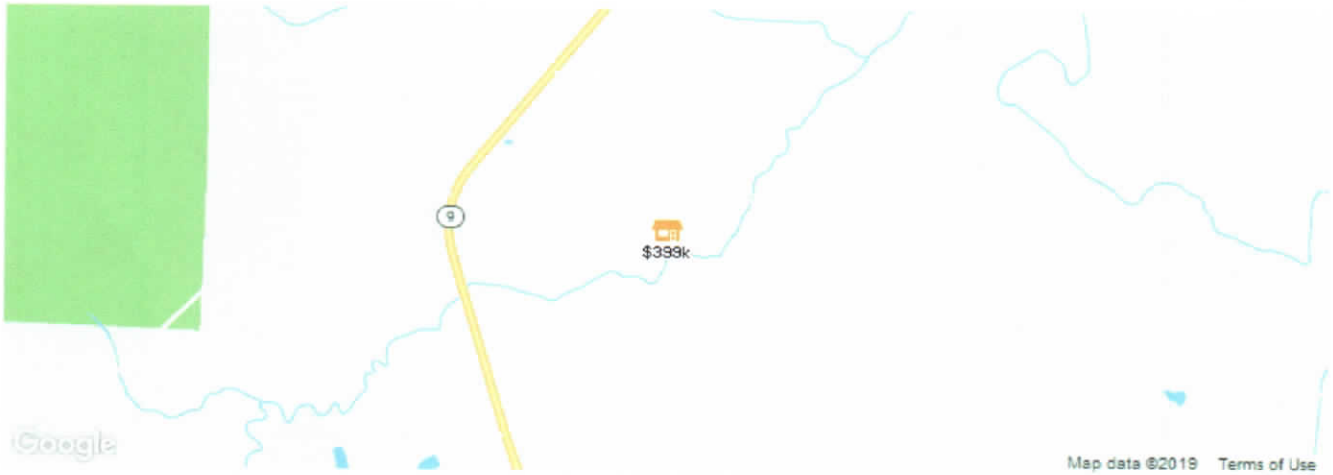
## Public Facts

### Legal Description

APN:	Tax ID:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
—	—	—	—	—	Delta, AL 36258



## Maps



Legend: Subject Property

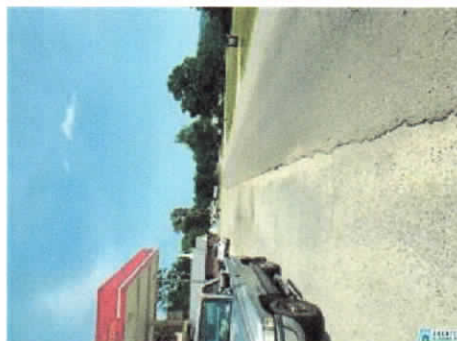


Legend: Subject Property



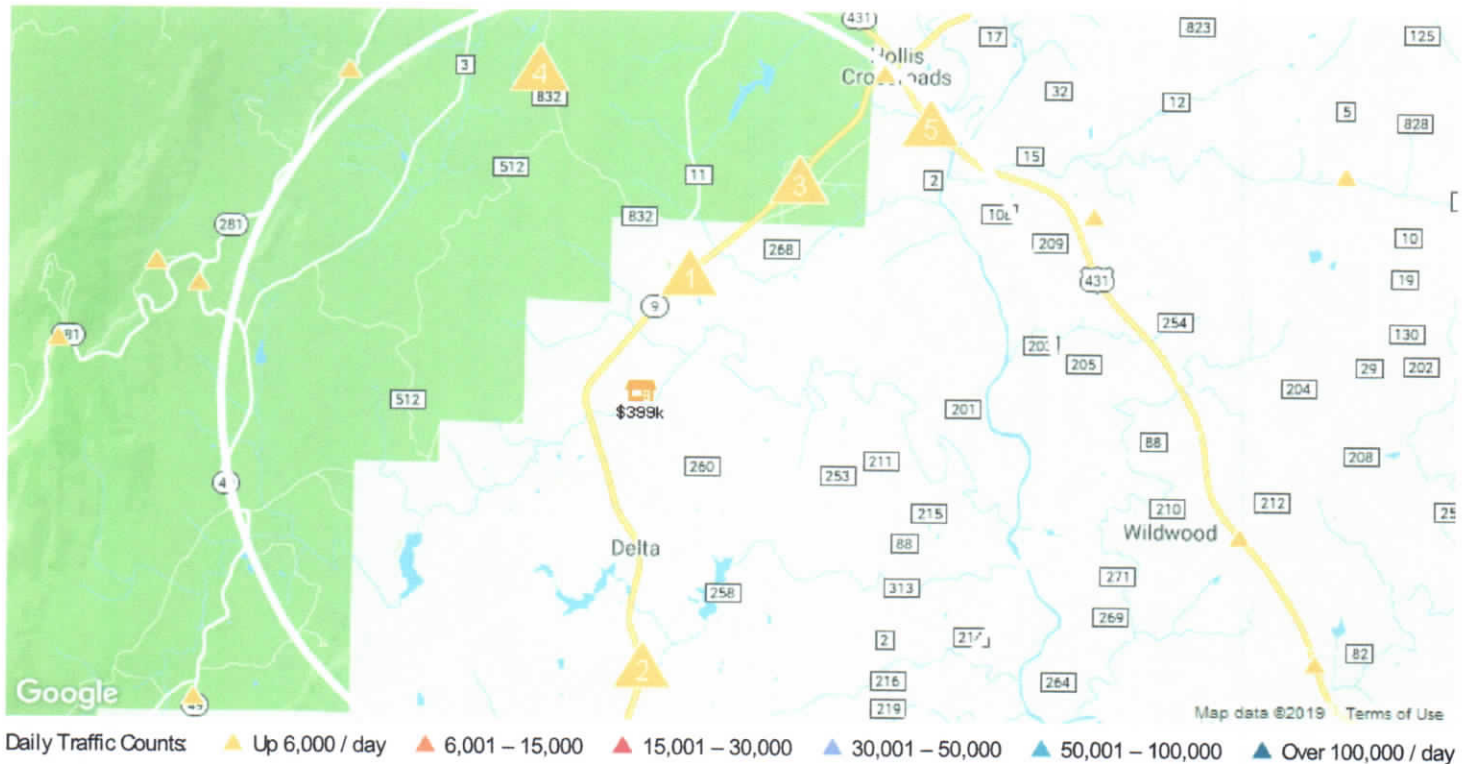
Legend: Subject Property

# Property Photos





## Traffic Counts



**2,112**

**2017 Est. daily traffic counts**

Street: **State Route 9**  
Cross: **Bethel Church Rd**  
Cross Dir: **SW**  
Dist: **0.17 miles**

## Historical counts

Year		Count	Type
2002	▲	2,740	AADT
1996	▲	2,480	AADT

2  
2,019

2017 Est. daily  
traffic counts

Street: **State Route 9**  
Cross: **Fernway Dr**  
Cross Dir: **N**  
Dist: **0.17 miles**

## Historical counts

Year	Count	Type
2002	2,400	AADT
1996	2,380	AADT

3  
2,689

2017 Est. daily traffic counts

Street: State Route 9  
Cross: Airline Rd  
Cross Dir: NE  
Dist: 0.1 miles

## Historical counts

Year	Count	Type
2002	2,340	AADT
1996	2,330	AADT

4  
160

1996 Est. daily traffic counts

Street: County Road 832  
Cross: County Road 512  
Cross Dir: NW  
Dist: 0.01 miles

## Historical counts

5  
5,410

2002 Est. daily traffic counts

Street: United States Highway 431  
Cross: County Road 2  
Cross Dir: SE  
Dist: 0.27 miles

### Historical counts

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)