



COMMERCIAL PROPERTY REPORT

4304 Co Rd, Delta, AL 36258



Presented by

Lana Burke | REALTOR®

New Price: 299,000

Alabama Real Estate License: 000084540

Work: (256) 463-8889 | Mobile: (256) 463-8889 | Fax: (256) 236-0432 | Fax: (256) 236-0432

Main: Lana@Harrismckay.com | Other 1: keith@harrismckay.com

Office: <http://www.harrismckay.com>

CENTURY 21 HARRIS MCKAY

123 Quintard Ave

Anniston, AL 36201



4304 Co Rd, Delta, AL 36258

FOR SALE
Active: 4/23/2019

List Price
\$299,000
List Date: 4/23/2019
List Price / sq ft:
\$195

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.



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/Wood
Parking Features	Unassigned

Interior Features

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

Exterior Features

Construction	Concrete Block, Frame/Wood
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: \$299,000

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 back yard. .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

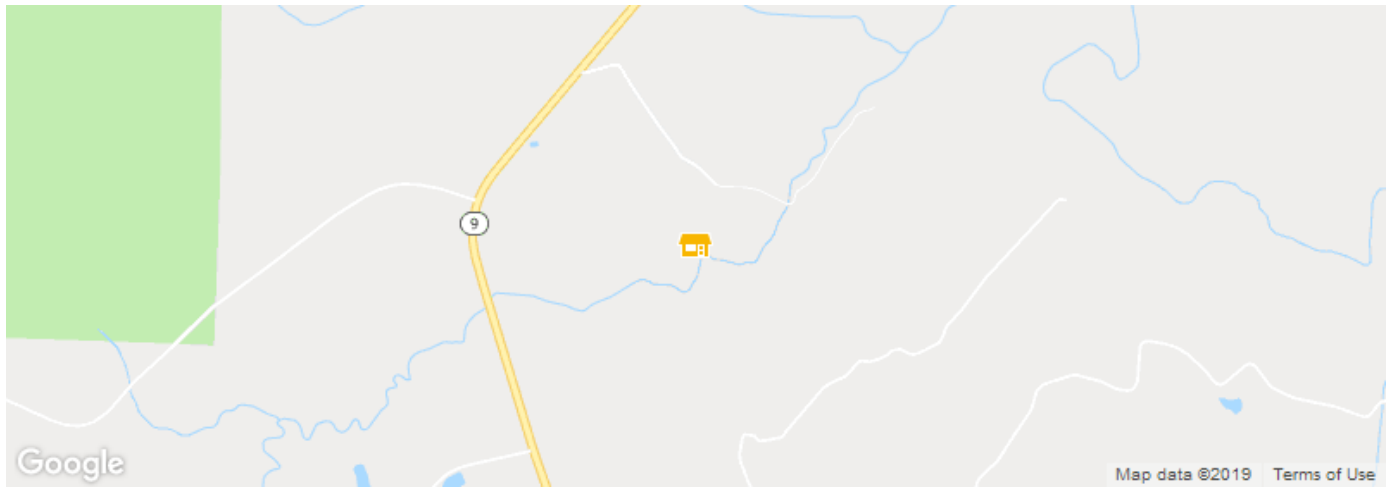
Change Date	Description	New List Price	% Change
8/23/2019	Active	\$299,000	-14.33%
7/17/2019	Active	\$349,000	-12.53%
4/23/2019	-	\$399,000	-

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



About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

