

# MULTI-USE BUILDING FOR SALE

11229 US Highway 78 | Riverside, AL 35135



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Information deemed reliable but not guaranteed



# MULTI-USE BUILDING FOR SALE

- 2 Buildings totaling 6,400sf on 1.4 acres (fenced + gravelled)
- Main Building: 5,000sf fully air conditioned office/showroom/flex space
- Rear Building: 1,400sf warehouse with drive-in roll up door
- Year Built: 2002
- Zoning: B-3 - Highway Commercial Riverside
- Built as a sporting goods store, currently light manufacturing use
- Less than 1 mile from I-20
- Suitable for a variety of uses including auto/boat/ equipment sales/service, light industrial, retail or office/warehouse
- High growth Pell City/Riverside area, seconds from Logan Martin Lake

**Price: \$490,000**



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Main Building



Rear Building



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