

FOR SALE

1317 Godfrey Avenue
Fort Payne, AL 35967



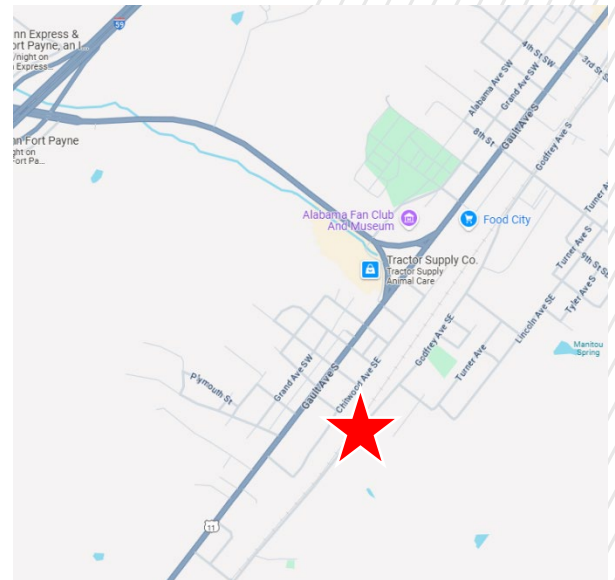
PROPERTY HIGHLIGHTS

This freestanding building offers excellent potential for light or heavy industrial use. The property features one dock-high door, three roll-up doors, and a small built-in office, providing flexibility for a variety of operations. Positioned along Godfrey Avenue, a heavily traveled industrial corridor in Fort Payne, it is within close proximity to downtown and I-59, providing easy access to regional transportation routes.

SALE PRICE	\$225,000
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BUILDING SF	12,600
LAND SF	43,560
YEAR BUILT	1979
PARKING	40-60 Spaces
TRAFFIC COUNTS	510 VPD

SIGNAGE TYPE	None
3-MILE (POP.)	8,708
5-MILE (POP.)	14,345
MED. INCOME	\$55,236
SPACE USE	Industrial / Flex



JEFF SCHEIDEGGER
Account Manager
+1 314 384 8662
Jeff.scheidegger@cushwake.com

HUNTER HOUSTON
Leasing and Brokerage
+1 205 314 5548
hhouston@egsinc.com

NICK VOGEL
Leasing and Brokerage
+1 205 314 5552
nvogel@egsinc.com

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ADDITIONAL INFORMATION

The area is home to a mix of national retailers, service providers, and light industrial users. Neary businesses include Walmart, Walgreens, and several fast food and convenience retail operators. Fort Payne benefits from a stable workforce, with major employers such as the Children's Place distribution center, DeKalb Regional Medical Center, and local manufacturing firms. The trade area continues to grow, supported by a mix of residential development and local economic activity.



LEGAL INFORMATION

TAX PARCEL ID	23-04-18-3-001-063.000
2024 RE TAXES	\$2,904.30
ZONING	M-2



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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