

# \$239,900 - 604 N Main St #2ac, Atmore

MLS® #617156

**\$239,900**

0 Bedroom, 0.00 Bathroom,  
Land on 2 Acres

None, Atmore, AL

Atmore, AL- This 2-acre property of PRIME commercial real estate is only 1100 feet South of Atmore's Walmart Supercenter and 2100 ft South of Jack's Family Restaurant that's new to the area. Fronting 2 streets, including the heavily trafficked State Hwy 21/N Main St, nearly 14,000 vehicles of travelers, locals, and truck drivers pass by this location daily! Approximately 534 feet of paved road frontage between the two streets. The property is level, partially cleared & a great location to meet your needs. All utilities are available. Ideal site Zoned B-2 allows for various types ranging from entertainment, retail, or office space to single or multi-family dwellings.. See documents for a complete list of permitted uses provided by the City, or visit the Municode website. Businesses surrounding this parcel include a Walmart Supercenter and (2) retail strip shopping centers. It is also located ONLY 5 miles from WindCreek Hotel/RV Park/Casino/Spa, and other attractions like Little River State Forest and Magnolia Branch Wildlife Reserve. Plus, it's just minutes from the growing Historical Downtown District. The City and Chamber are working on beautification and hometown pride initiatives to enhance the downtown business district, as well as commercial and industrial properties. As a result, Atmore was recently designated as a Main Street Alabama Community. 48+/- New Businesses have joined Atmore, including Starbucks, Coastal Growers' \$84 Million



peanut shelling plant that brought 100+ jobs, the new headquarters for West Escambia Utilities, the Atmore senior living village on McRae St, and a new \$5 Million urgent care facility that is said to be the first step in building a new medical care community near I-65. Recently, more than \$90 million in capital investment projects have been brought to this growing City. Bring your business to this town dedicated to growth and redevelopment! There is an additional 4+/- acres available for purchase. Call now!

### Essential Information

MLS® #	617156
Price	\$239,900
Bathrooms	0.00
Acres	2.00
Type	Land
Sub-Type	Land/Acreage
Status	Active

### Community Information

Address	604 N Main St #2ac
Subdivision	None
City	Atmore
County	Other Counties
State	AL
Zip Code	36502

### Amenities

Utilities	Natural Gas Connected, Sewer Available, Electricity Connected, Gas, Phone Connected, Cable Connected
Waterfront	No Waterfront, No Waterfront Features

### Exterior

Lot Description	Wooded, Central Access, Corner Lot, Cleared, No Improvements
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### School Information

Elementary	Local School In County
Middle	Local School In County
High	Local School In County

**Additional Information**

Zoning	Business,City,Commercial,Industrial,Res Multi,Res Single
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**Listing Details**

Listing Office	PHD Real Estate, LLC
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