

\$464,800 - 612 N Main St #6ac, Atmore

MLS® #622806

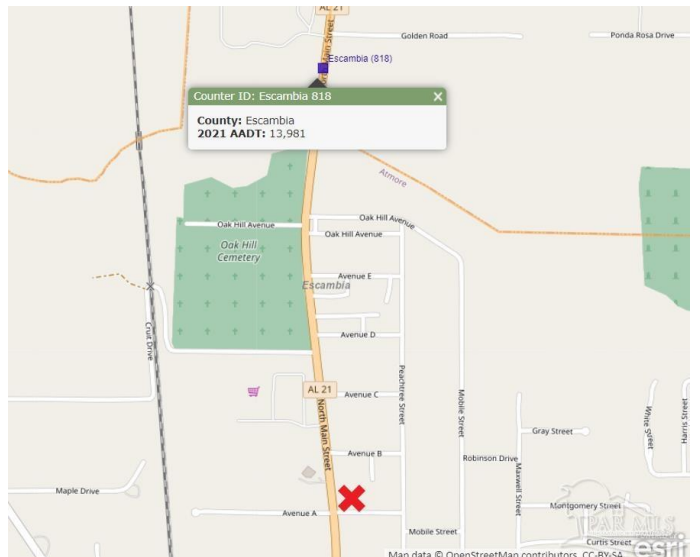
\$464,800

0 Bedroom, 0.00 Bathroom,
Land on 6 Acres

None, Atmore, AL

Atmore, AL- 6+/- AC OF PRIME COMMERCIAL LAND WITH ALMOST 800 FT OF PAVED ROAD FRONTAGE giving access to U.S. Hwy 21/N Main St (the Gateway to Windcreek, I-65 & Florida), Patterson St & Liberty St. Exceptional commercial and/or residential development opportunity located ONLY 5+ mi from Wind Creek

Hotel/Casino/RV Park/Spa & other attractions. The seller presently rents the house on Liberty St for \$450/mo! Invest in a growing area within minutes of new businesses & the Historical Downtown district that is on its way to becoming a major landmark with its million-dollar renovation projects, charming local restaurants & quaint shops. Nearly 14,000 vehicles pass this site every day offering High Visibility! Great investment opportunity that can be used for comm-agriculture, hospitality, retail, multi-family site & other various uses. The majority is Zoned in the B-2 General Business district. Businesses surrounding this parcel include Walmart Supercenter, recently established Waves Carwash & two retail centers. The property is level, partially cleared, and has City utilities available. There is flexibility with the acreage as the property can also be purchased in smaller tracts to fit your needs. Atmore is a great location for any investor looking to diversify their portfolio and make lasting relationships with this tight-knit community! Recently, more than \$90 million in capital investment projects have been brought



to this growing city. The City & Chamber are working on beautification & hometown pride initiatives to enhance the downtown business district, as well as commercial & industrial properties. As a result, Atmore was recently designated as a Main Street Alabama Community. 48+/- New Businesses have joined Atmore, including Coastal Growersâ€™™ \$84 Million peanut shelling plant that brought 100+ jobs & 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. Ready for your next venture-Call now!

Essential Information

MLS® #	622806
Price	\$464,800
Bathrooms	0.00
Acres	6.00
Type	Land
Sub-Type	Land/Acreage
Status	Active

Community Information

Address	612 N Main St #6ac
Subdivision	None
City	Atmore
County	Other Counties
State	AL
Zip Code	36502

Amenities

Utilities	Natural Gas Not Available, Sewer Available
Waterfront	No Waterfront, No Waterfront Features

Exterior

Lot Description	Wooded, Central Access, Corner Lot, Interior 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	Agricultural,Business,City,Commercial,Industrial,Res Multi,Res Single
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Listing Details

Listing Office	PHD Real Estate, LLC
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