



OFFICE BUILDING FOR SALE

1408 7th Ave SE - Decatur, AL



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM



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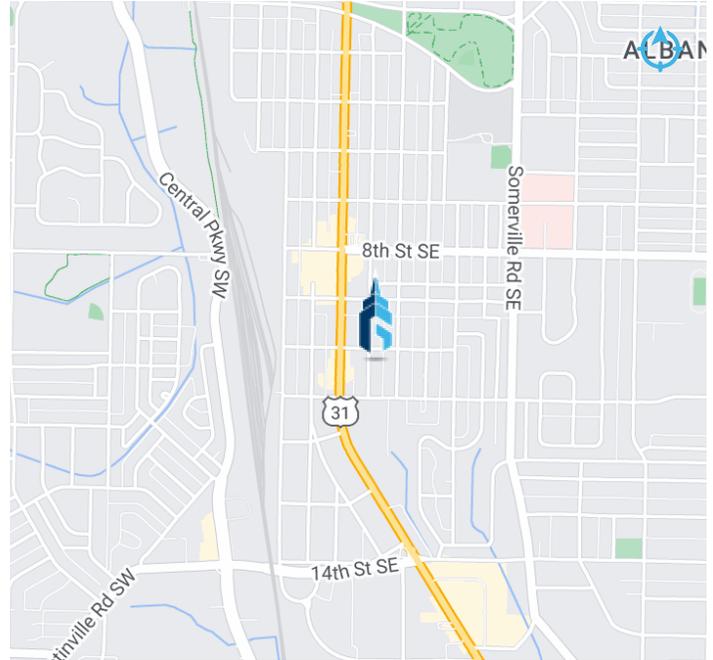
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gateway Commercial Brokerage, Inc. in compliance with all applicable fair housing and equal opportunity laws.



OFFERING SUMMARY	
Sale Price:	\$260,000
# of Parcels:	1
Lot Size:	+/- 7,000 SF
Zoning:	B1
Best Use:	Office
Market:	Decatur
Utilities:	All Utilities Available

PROPERTY OVERVIEW

Nestled just off Highway 31 (6th Ave), this newly renovated +/- 1,900 sf office building is situated on a 140' x 50' lot and is the perfect location for your business. The site includes office space, storage, breakroom, restrooms, and more. This busy area has quick access to restaurants, retailers and more. The site is also within close proximity to I-65, I-565 as well as Hwy 20.



OFFICE BUILDING

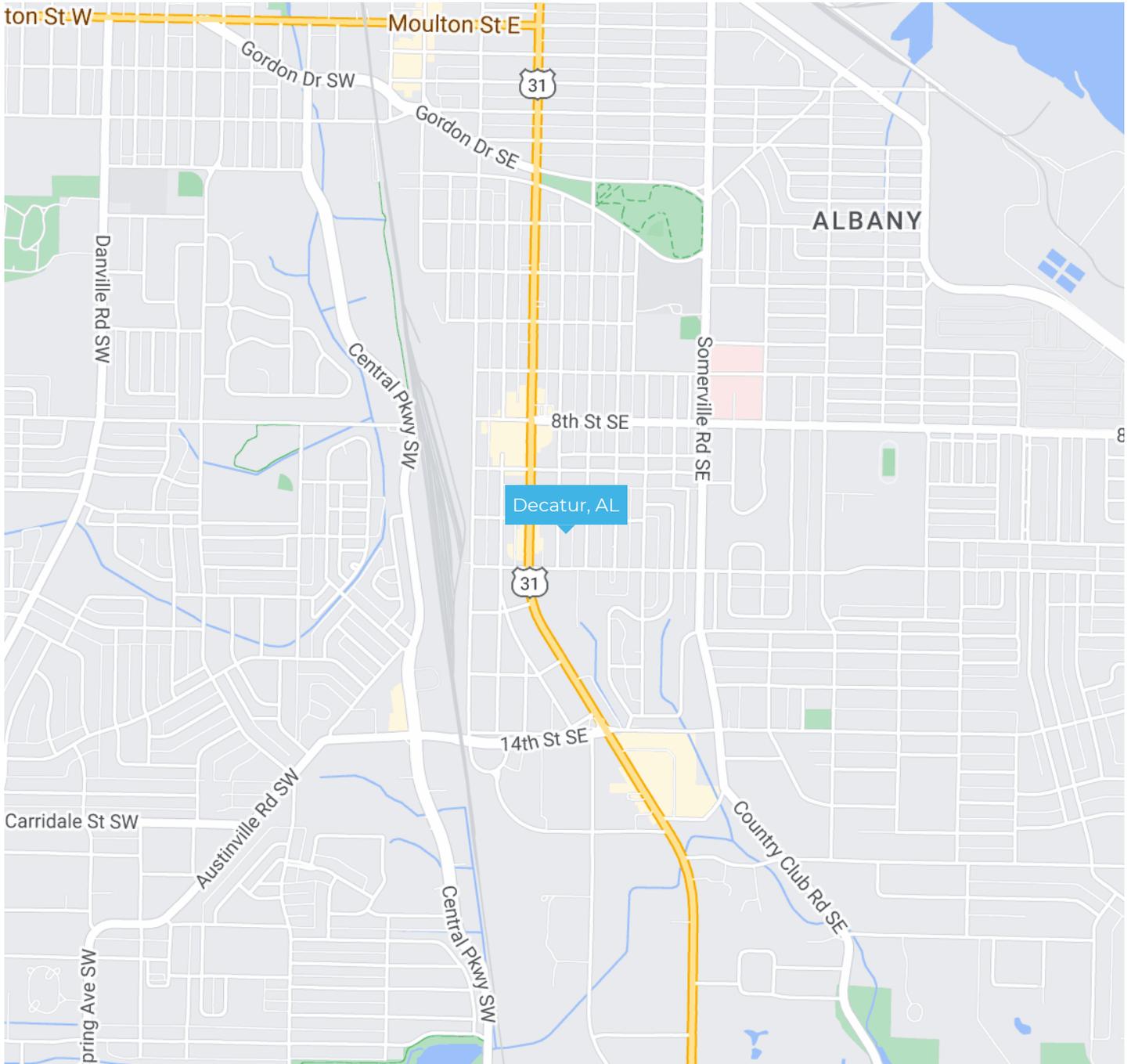
LOCATION INFORMATION

1408 7th Ave SE - Decatur, AL

AERIAL MAP WITH RETAILERS



LOCATION MAP





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PROPERTY INFORMATION

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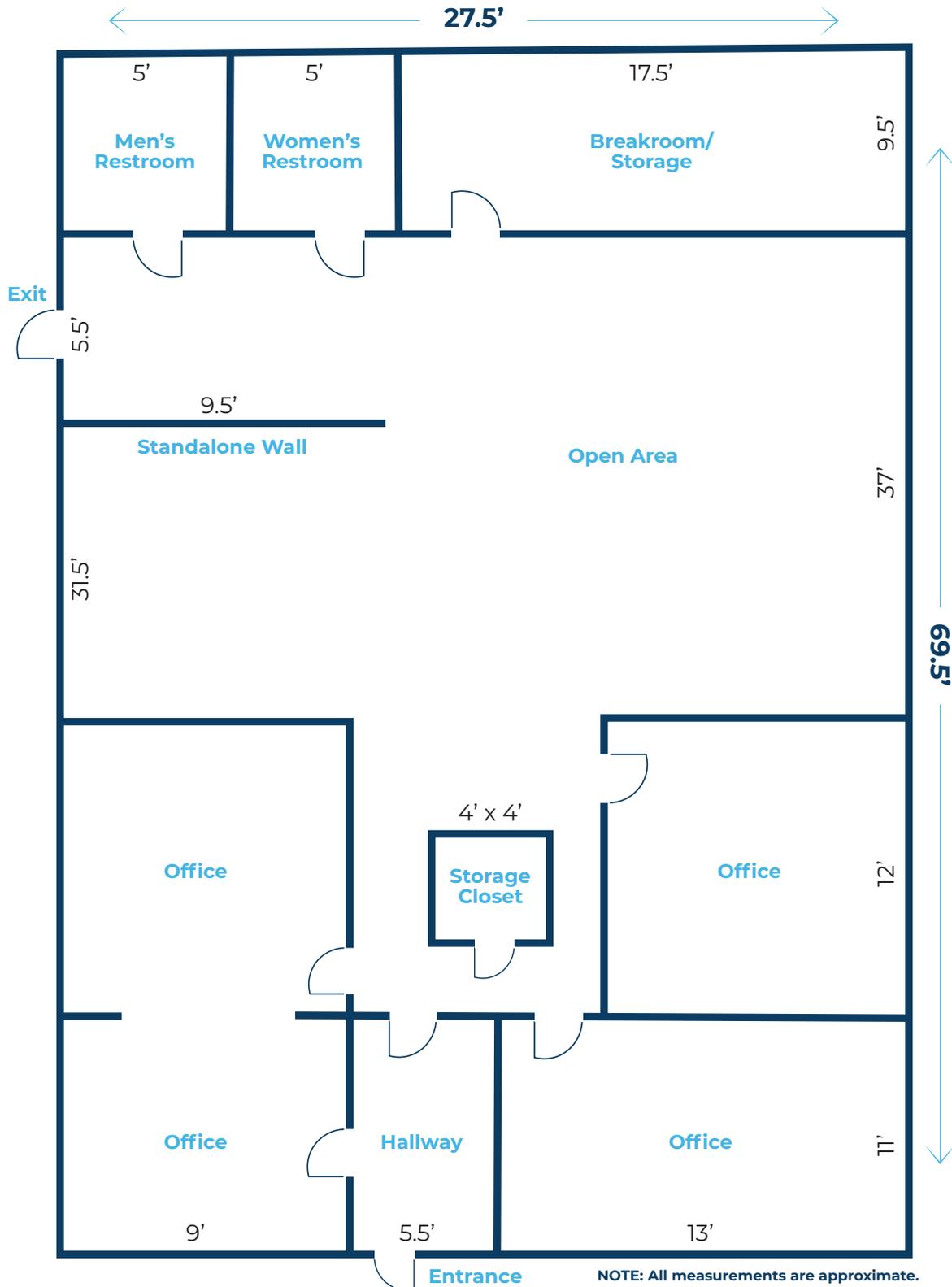
EXTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN





RiskMeter

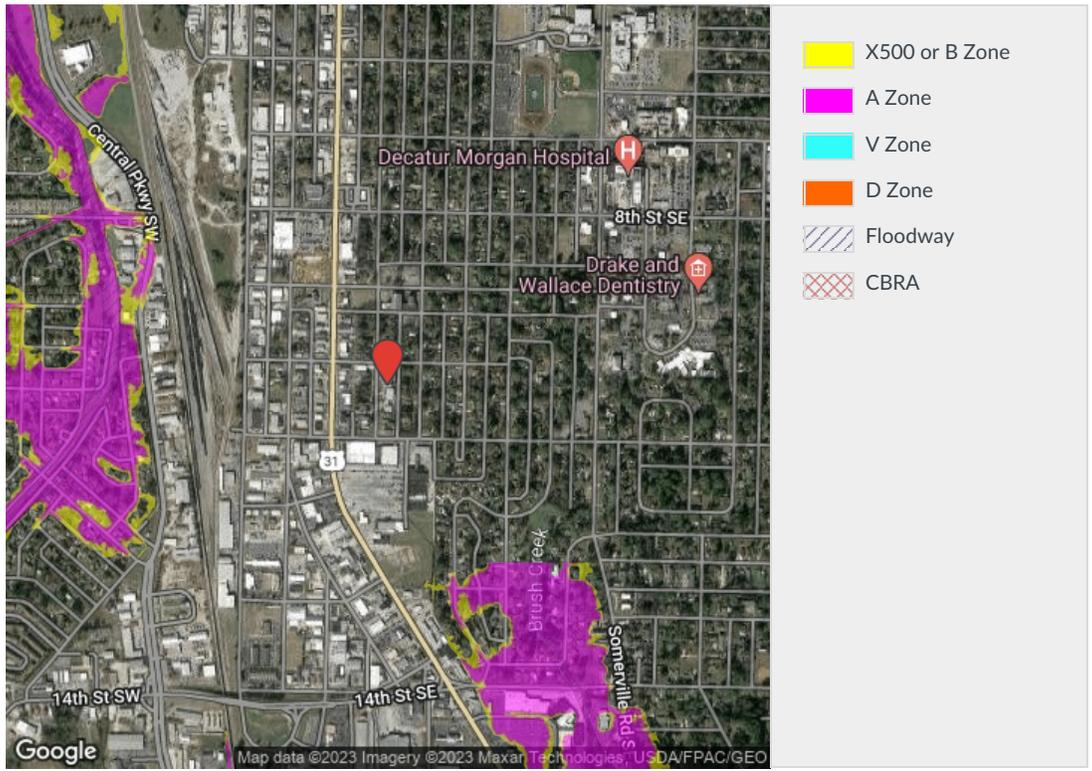
1408 7TH AVE SE DECATUR, AL 35601-4216

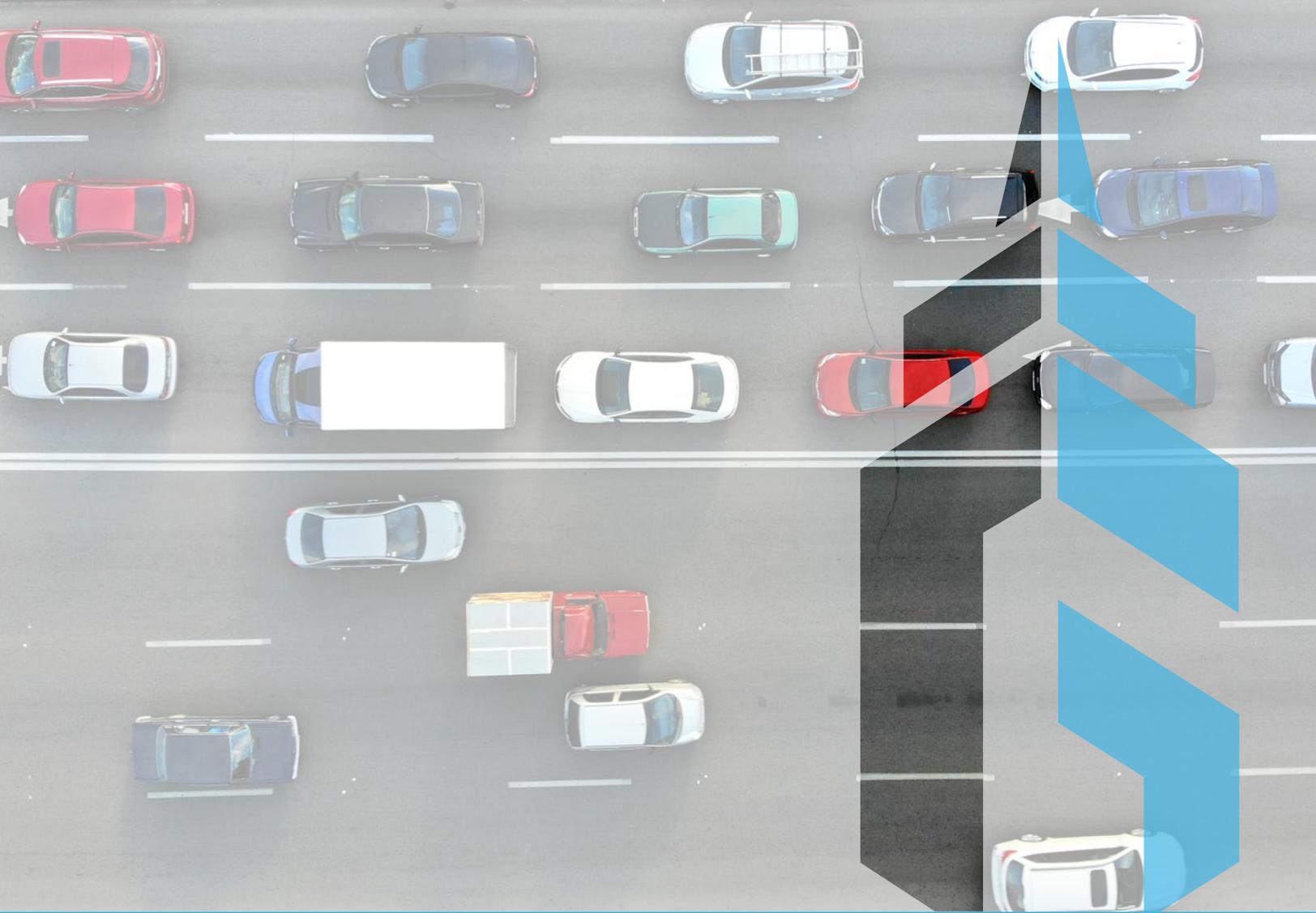
LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010176	PANEL	0078F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0078F

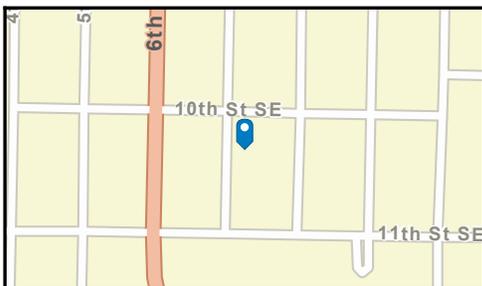
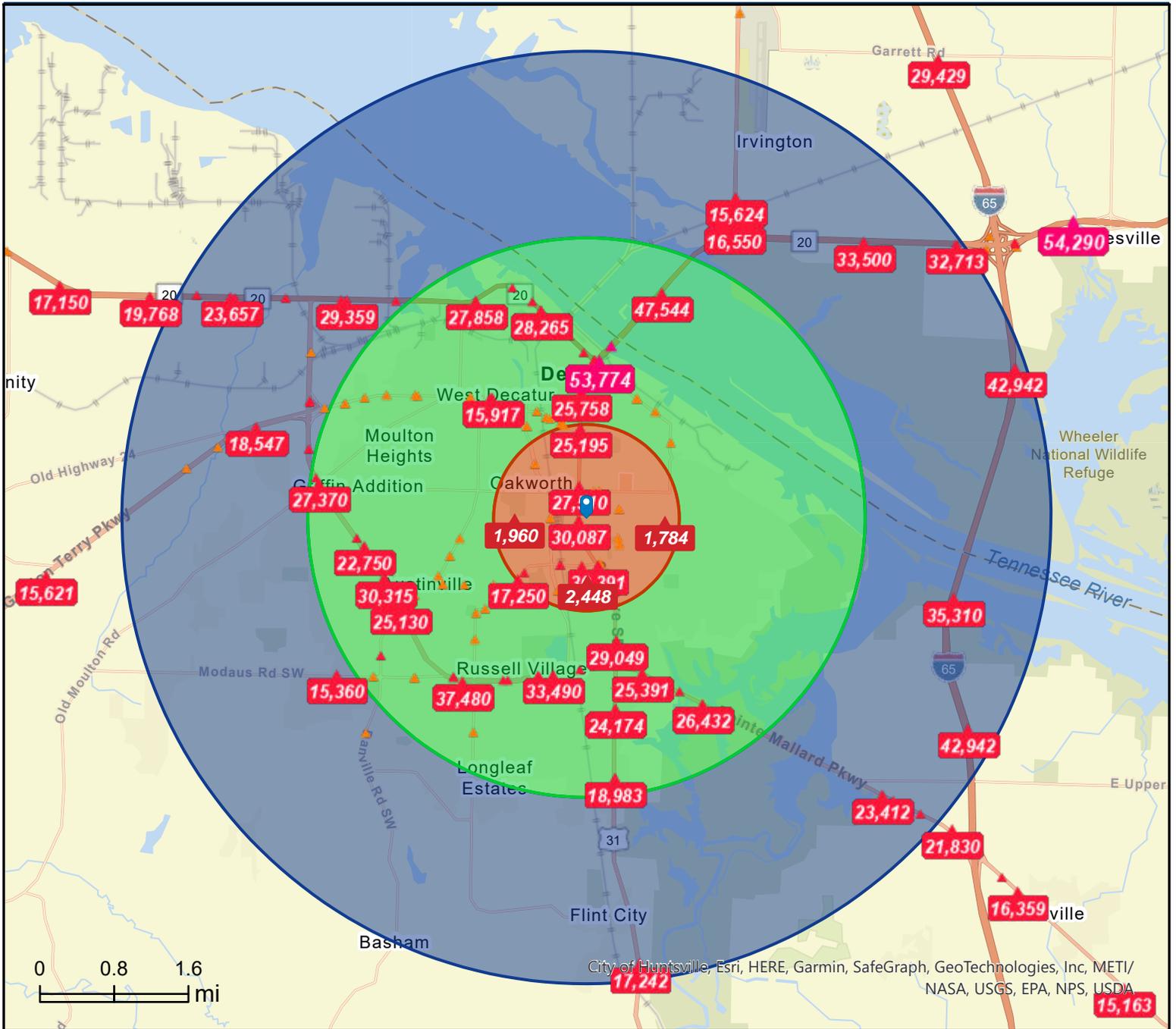




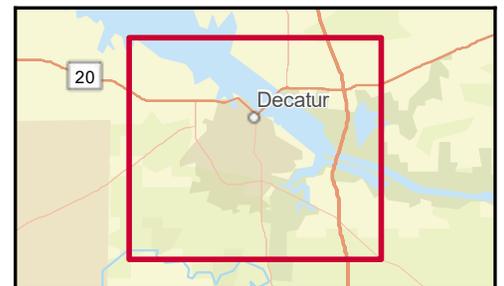
OFFICE BUILDING

TRAFFIC DATA

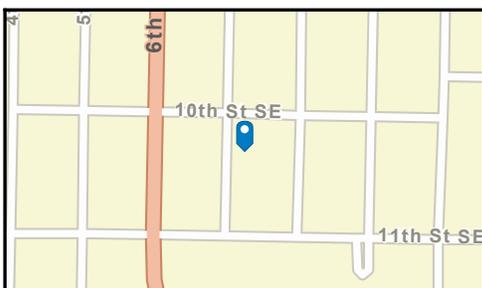
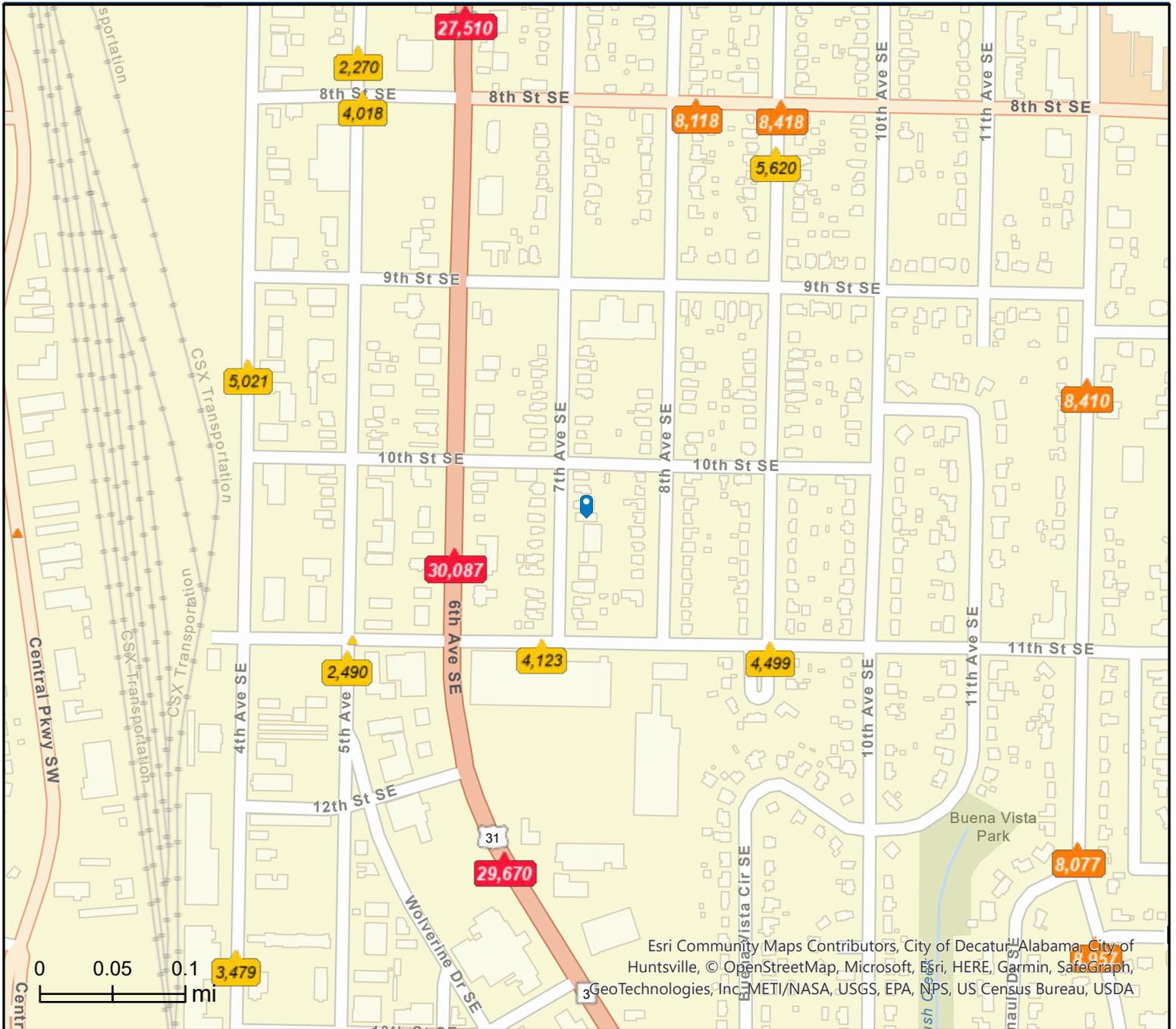
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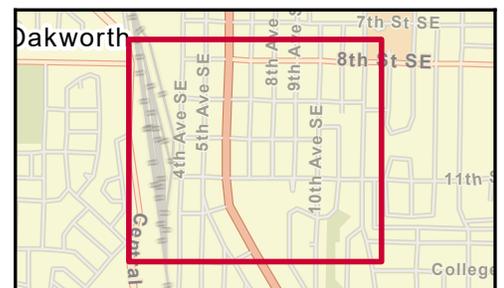
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).



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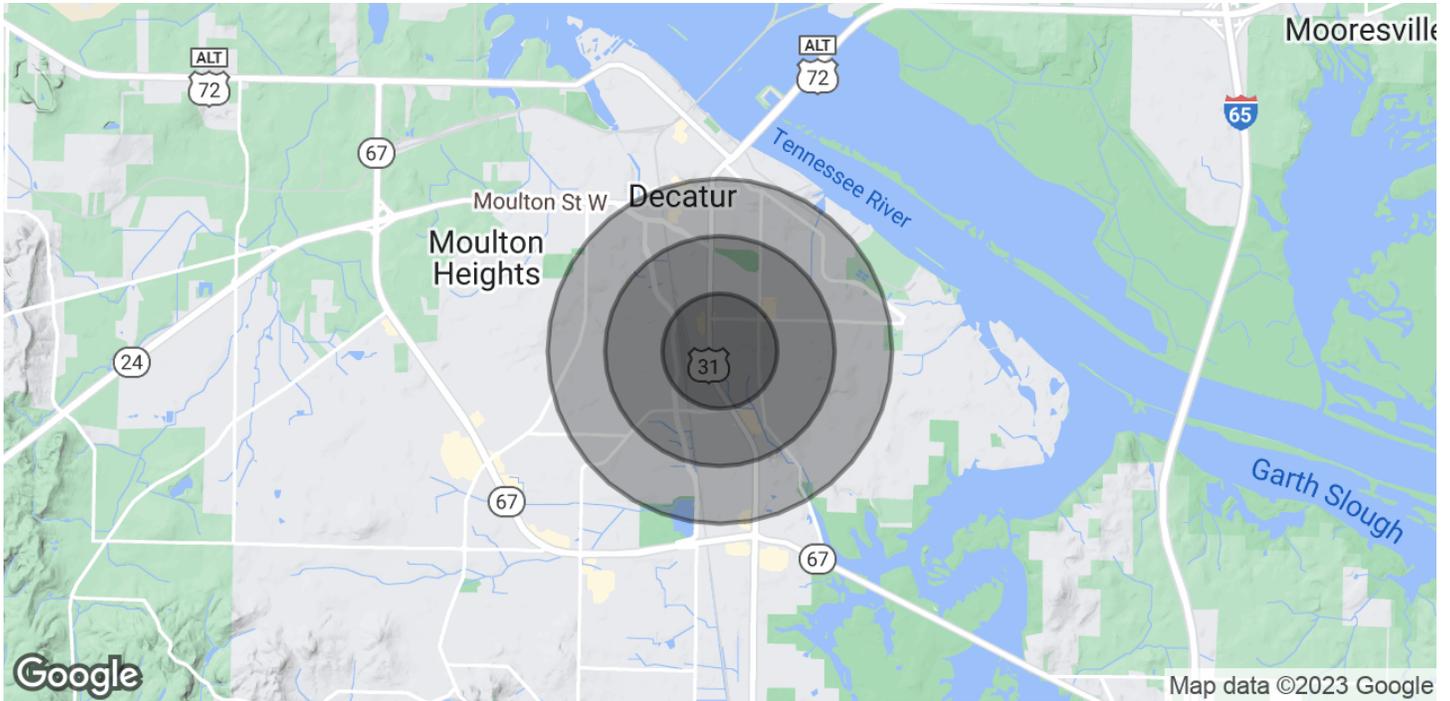


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DEMOGRAPHIC DATA

1408 7th Ave SE - Decatur, AL

DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,496	6,926	16,381
Average Age	33.1	33.9	35.6
Average Age (Male)	34.3	33.1	35.4
Average Age (Female)	32.5	34.7	35.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	616	2,858	6,731
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$54,439	\$50,054	\$50,149
Average House Value	\$110,276	\$102,468	\$105,343

* Demographic data derived from 2020 ACS - US Census



OFFICE BUILDING

ADVISOR BIO

1408 7th Ave SE - Decatur, AL



JARED DISON

Investor & Salesperson

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PROFESSIONAL BACKGROUND

As a long-term resident of North Alabama, I've seen first-hand the transformation of the Huntsville market from a small often overlooked military and aeronautical town into a surging, economically diverse powerhouse that is currently commanding the attention of commercial real estate investors on national and international levels. As a result, my clients benefit from a lifetime of valuable insight and expert market information, which enables them to make informed and profitable investment decisions. Prior to my real estate career, I was enlisted in the U. S. Army, honorably serving for four years. My deployment included a tour in Germany and two tours in Kosovo and Iraq. I believe those experiences instilled in me discipline and professionalism, beneficial to be successful in the commercial real estate industry.

I joined Gateway Commercial Brokerage in 2016 as a sales associate. Since then, I have quickly and energetically created a strong foundation of local and national clientele by providing superior investment real estate acquisition, reposition and disposition services. In my real estate career, I excel in retail and multi-family sales and acquisitions, asset management, comprehensive investment analysis, strategic financial advising and landlord/tenant representation for commercial lease transactions. In addition, I am an active real estate investor and principal. I have a proven track record of diligently representing my client's best interests with uncompromising integrity, high ethical standards and a focus on cultivating meaningful business relationships.

My wife, Leo, and I reside in the city of Hartselle. When we have free time, we enjoy traveling, trying new restaurants, but mostly can be found on the water. Sailing, diving, and spearfishing are some of our favorite activities.

EDUCATION

U.S. Army Veteran



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