

303 2ND AVENUE  
DECATUR, ALABAMA

18,000 SQ. FT. MULTI-USE  
SPACE

FOR SALE



**GATEWAY**  
COMMERCIAL BROKERAGE



For More Information, Please Contact:

**Michael Nance**  
(256) 214-0531  
Salesperson  
[michael@gatewaycommercial.net](mailto:michael@gatewaycommercial.net)

**GATEWAY COMMERCIAL BROKERAGE, INC.**

300 Market Street, Suite 3

(256) 355-0721

Decatur, AL 35601

[www.gatewaycommercial.com](http://www.gatewaycommercial.com)

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303 SECOND AVENUE

18,000 SQUARE FEET MULTI-USE SPACE

OFFICE/  
RETAIL  
SPACE

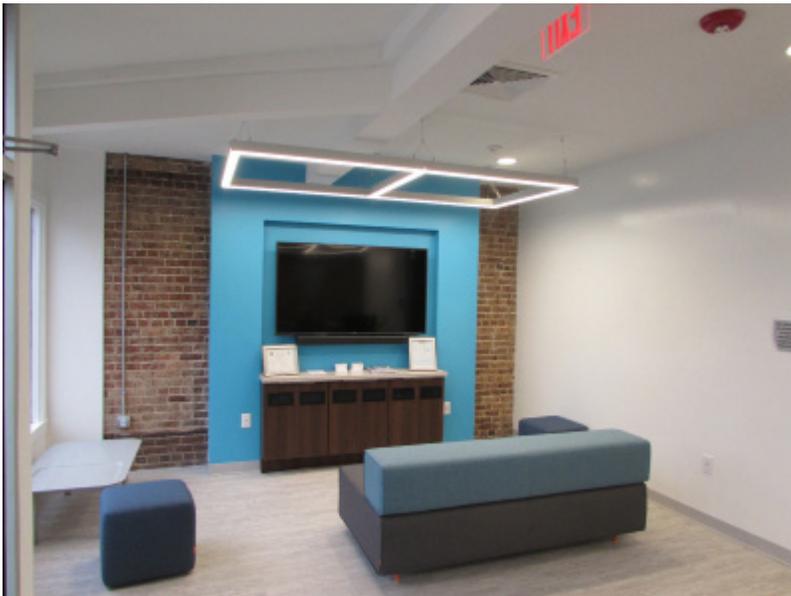


## PROPERTY OVERVIEW

303 Second Avenue is a 3-story multi-use building on the corner of 2nd Avenue and Grant Street.

This property has a high occupancy rate with good upside potential.

One of its retail spaces has recently been updated with a full Class A renovation. There are two other street-level retail spaces, and multiple office spaces within the building.



## SITE FEATURES

BUILDING SIZE	18,000 square feet
LOT SIZE	7,950 square feet
ZONING	B-3
UTILITIES	All utilities available
SALE PRICE	\$599,000

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