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MLS#: 584229my **H Status:** Active **LstPrce:** \$239,000
Addr: 30 VALLEY TRAIL LN
 WARRIOR, AL 35180 **SqFtBldg:** 6,200
County: Blount **#Bldg:** 1
Area: 112A SmokeRise/Warrior (Blount) **YrBlt/Dsc:** 1995/EXIST
BldgName: SMOKERISE MINI MALL **#Parking:** 11+
Zone: 0 **FldPln:** N **Acres:** 1.00
OffSF: **LotSF:** 43,560 **OtherSF:**
CeilCntrHt: 10-12FT **Adv:** Y **CeilEaveHt:** 10+FT
MapBk/Pg: 0 **Foreclosure:** **#Stories:** 2
ParcelID: 23-05-22-0-002-054.000 **LeadPntDsc:**
Legal: PT Lot 547 Smokerise Sector 5
Tax District: BLOUNT CO.
Dir: I65N to exit 287 1st Bldg site on R just off exit ramp east.

URGENT PRICE REDUCTION... OWNER READY TO RETIRE... GREAT BUSINESS OPPORTUNITY. There are 2 large apartments upstairs plus main floor apartments which have been converted from office spaces. There is also 2 office/ wear house spaces on main floor, owned by one tenet that has been at this location for over 20 years. LET YOUR RENTERS PAY FOR YOUR INVESTMENT. Mini Mall-apartment complex. large paved parking lot situated just off of I 65, Blountsprings exit. These have all been long term renters who are very good and would like to remain if possibly. All fixtures and appliances to remain. Adjoining properties also available.

AgentOwned/AgentInterest?:Y

Agent Notes:

Use: Office Building, Other
Floor: Concrete, Tile/vinyl
Parking: Off Street-Public
Applinc: Fixture
Heating: Ceiling Fan, Central-Electric, Window Unit(s)
Rel: Elec
Utilities: None
File Inc: Building Business Land
Rooms: Kitchen, Liv-qtrts, Othroffc, Prv-resrm, Pub-resrm
Equipment: Elecstove, Micro, Refrig
Water: Elec, Htpump
Street/PropAccess: Paved road

Construction: Block, Frame/Wood
Interior: Block, Masonry
Roof: Metal
Water: Public
Sewer: Septic
AC Fin: Conventional
Fees: Fire
Misc: Comm-wall, Sec-Ight, Smkalarm
AnnTax: \$1,682
MrtgBal:
SpdSaleType: As Is

Right of Redemption: N **ForeClosed Deed Date:**