

# Longleaf Realty

PARTNERS, LLC



**8433 1st Ave. Leeds AL, 35094**

**FOR SALE**  
**\$1,026,000**

- Square Feet: 7,050
- Lot Size: .79 Acres
- 1,446 SF of Upstairs Storage
- Curb Cuts: 4
- Parking Spaces: 38
- Drive Thru Lanes: 4
- Zoning: B-2
- Year Built: 1971
- Construction: Brick on Concrete Slabs with a Flat Roof, Forced Air with Gas Heat, HVAC Cooling, Fluorescent and incandescent lighting.
- \$86,138 avg HH income within 5 mile radius



**FOR MORE INFORMATION CONTACT**

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**Champ Stewart**

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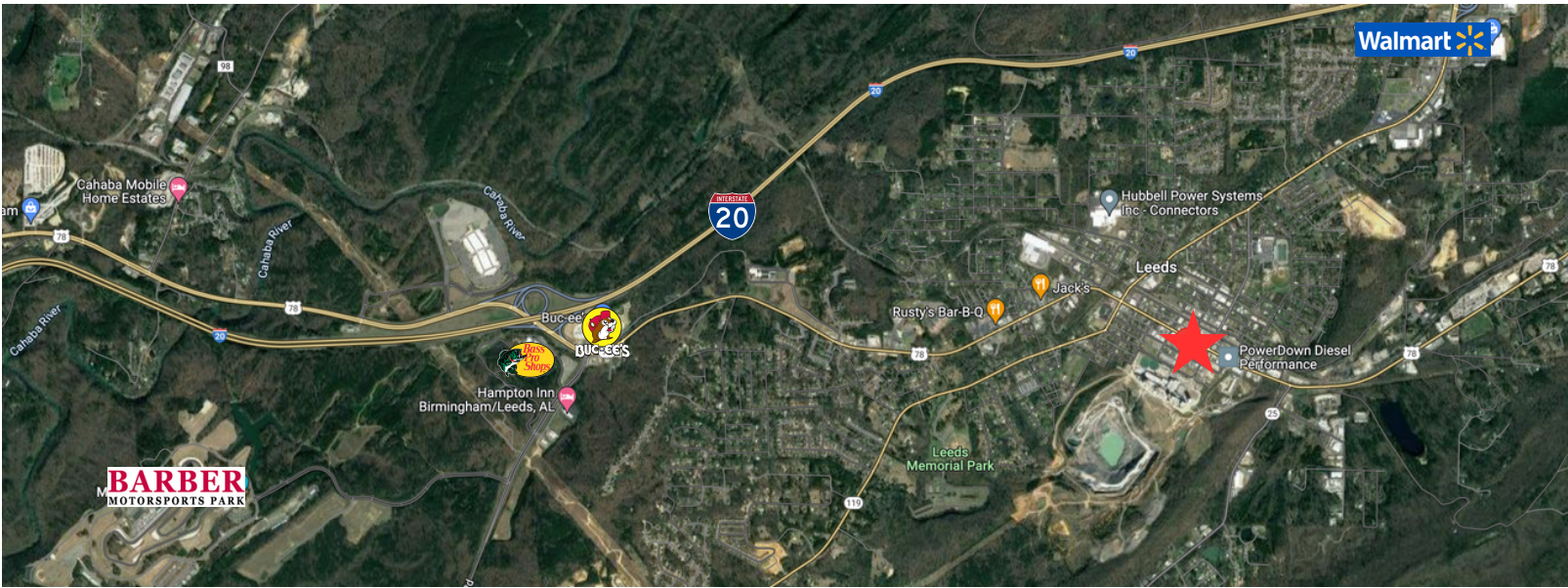
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**Office**

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1135 14th Ave S,  
Birmingham AL, 35205





**Highway I-20**

**2.1 Miles**

**Walmart Supercenter**

**1.9 Miles**

**Buc-ee's**

**3.2 Miles**

**Barbar Motor Sports**

**5.8 Miles**

**Bass Pro Shop**

**3.5 miles**

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**Information deemed reliable, but not guaranteed.**