

# McClellan

## Explore the Opportunities



### **For Sale OFFICE/RESTAURANT**

**234 Town Center Drive  
Anniston, AL 36205**

- **Building number: 1967**
- **Size: 3,479 square feet**
- **Ceiling height: 8ft suspended tile**
- **Parking lot for 30-40 vehicles**
- **Site size: 3.8 acres**

**•Sales Price: \$143,560**

For additional information please contact

**Robin Scott**

McClellan Development Authority  
256.236.2011 Main  
256.473.5779 Cell  
[rscott@exploremcclellan.com](mailto:rscott@exploremcclellan.com)

### **FEATURES**

- **Located in McClellan Town Center, 60 miles to Birmingham/ 90 miles to Atlanta**
- **Easy access to I-20 via new Industrial Access Road & Veterans Memorial Parkway**
- **Former Burger King restaurant, built in 1980. Brick and stucco exterior**
- **Facility includes space for a full kitchen, food preparations area, drive thru window, storage, and customer dining area.**
- **Ground level loading area**
- **Zoned for mixed use**

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