

McClellan

Explore the Opportunities



For Sale

COMMERCIAL/RESIDENTIAL

**32,33, and 97 Castle Avenue
35 14th Army Band Road
Anniston, AL 36205**

- **Building numbers: 2223-2225, 2227**
- **Size: 36,133 square feet per building**
- **Ceiling height: 8-10ft**
- **Adjacent parking lot for 30 vehicles**
- **Site size: 6.9 acres (entire complex)**

•Total Sales Price: \$1,355,320

For additional information please contact

Robin Scott

McClellan Development Authority
256.236.2011 Main
256.473.5779 Cell
rscott@exploremcclellan.com

FEATURES

- **Located adjacent to Cane Creek public golf course. 60 miles to Birmingham/ 90 miles to Atlanta**
- **Easy access to I-20 via new Industrial Access Road & Veterans Memorial Parkway**
- **Former military barracks, originally built in 1954 and renovated in 1976**
- **39 living spaces/building with kitchenettes throughout. Design capacity for 208 people**
- **Conditioned with chillers and central boiler. Stucco/block exterior**
- **Zoned for mixed use**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by MDA Board.