

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: 8.3 acres (entire complex)**

•Total Sales Price: \$1,295,660

For additional information please contact

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FEATURES

- **Located adjacent to Cane Creek public golf course. 60 miles to Birmingham/ 90 miles to Atlanta**
- **Easy access to Hwy 21. Access soon to I-20 via new Industrial Access Road**
- **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**

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