

# FOR SALE- LAND WITH OFFICE/WAREHOUSE

**\$750,000**

**± 43.62 AC**

1991 & 1999 Alton Road | Birmingham, AL 35210

5171 Amber Hills Road | Birmingham, AL 35210



# Property Highlights

- LAH Commercial Real Estate is pleased to present this  $43.62\pm$  AC listing with buildings located directly on Alton Rd in the City of Irondale.
- This property formerly operated as a tree service, but is primarily zoned R-5-B, a unique and hard, if not impossible, to find zoning allowing Mobile Home Park use. The property has potential to be rezoned for Industrial, Single Family, or Multifamily uses.
- Zoning:
  - 1991 Alton Road including the buildings and  $0.35\pm$  AC: I-1 Light Industrial
  - The balance of  $43\pm$  AC zoned R-5-B Mobile Home Park Zone
- Property includes  $6,920\pm$  square feet of building area settled directly on Alton Rd, consisting of  $1,920\pm$  square feet of office space and  $5,000\pm$  square feet of shop/warehouse space.
- Approximately 17 AC are cleared and partially graded on the central portion of the property, with an additional  $2\pm$  AC graded adjacent to the office.
- Sewer available.
- This property is only 1 mile from I-459 and 1.8 miles from I-20.
- Call Broker for more details regarding the property.

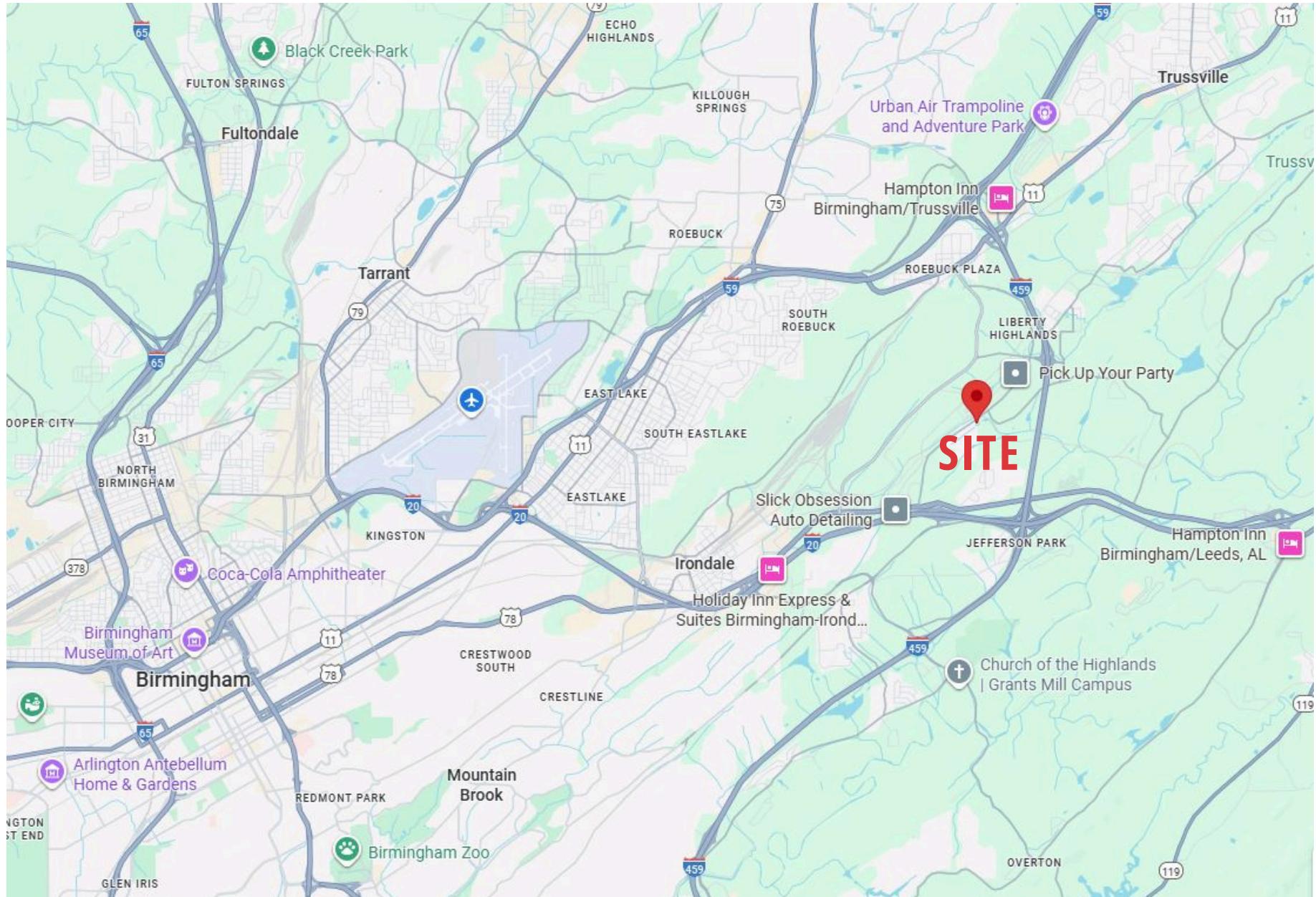


Alex Kyriazis | alexk@lahcommercial.com | (251) 591-9390

Information deemed reliable but not guaranteed

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# Location Map

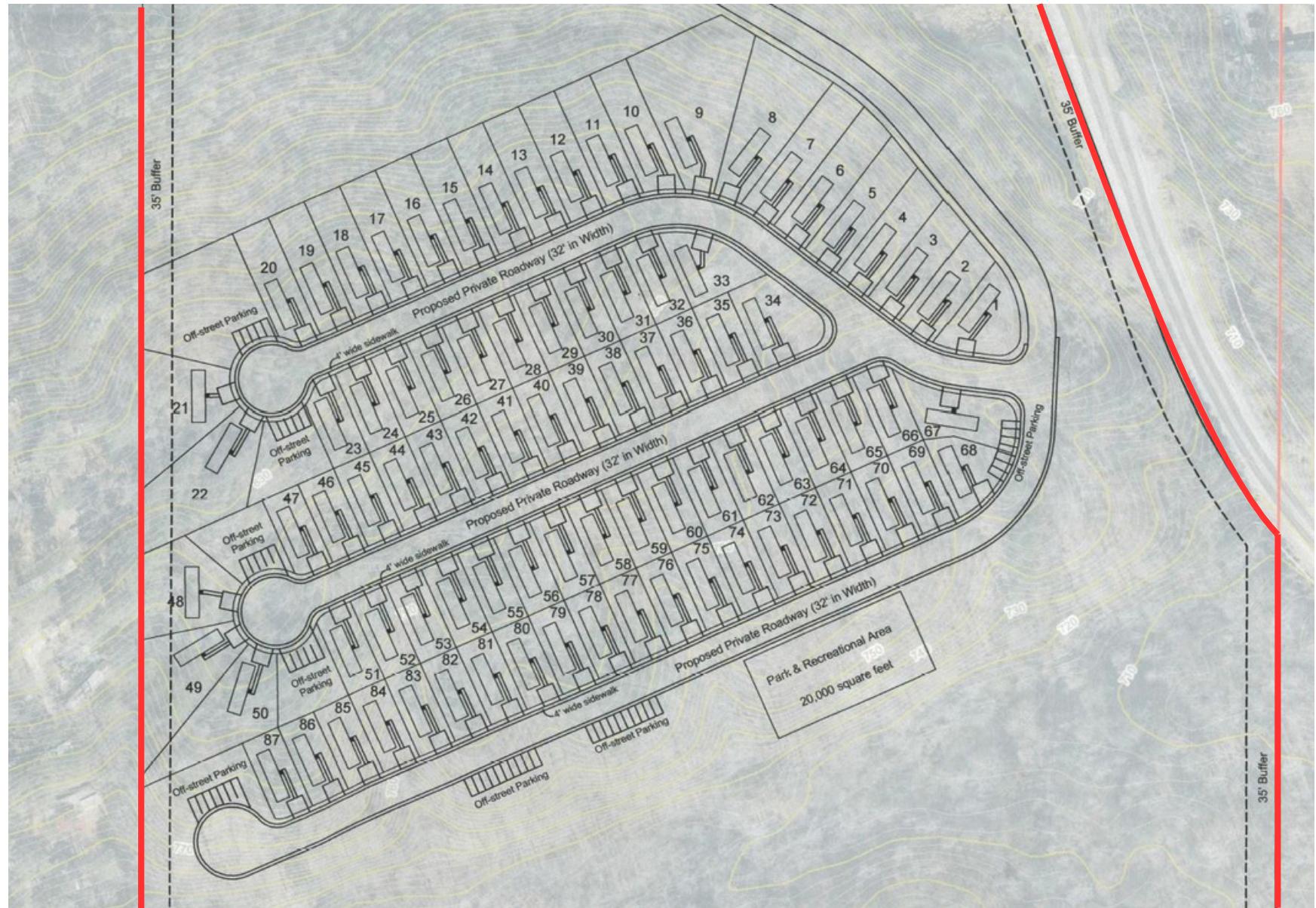


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# Conceptual Site Plan for 87 Unit Mobile Home Park



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# Office & Shop/Warehouse



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# Office Interior



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