



AlabamaLandAgent.com

Land • Farms • Lake Property

**Chad Camp
205-478-4974**



7 +/- ACRES

Oneonta, AL ~ GPS 33.93718, -86.45800

Great Investment Opportunity. 7.10 Acres with Multiple Buildings onsite. Office/Retail Area is over 1,000 Sq. Ft. with 7,000 Sq. Ft. of Warehouse Space with Multiple Loading Docks. 700 Gallon On Road Fuel Tank. 3 Phase Power, Public Water, 2,350 Linear Ft. of 6 Foot High Chain Link Fencing. Building includes Retail Desk and Security System. 10ft x 65ft. in-ground truck scales. 2,800 Sq. Ft Barn with concrete flooring and other outbuilding used as storage Bins. Great Business Opportunities such as: Pallet Business, Feed/Seed Store, Body Shop for Cars, Scrap Yard, Fabrication Shop, Concrete Mix, Lumber Yard, Landscape Nursery, Furniture Shop or Furniture Retail Site like Adkins Furniture near Collinsville. Lot of Possibilities. Property is at Hwy 231. 2 Minutes from Downtown Oneonta and less than 15 Minutes from 59 in Ashville. Silos and some equipment do not remain. Several hundred feet on Champion Rd.

Directions: From I-59 Ashville Exit 166, go north on hwy 231. Before reaching downtown Oneonta. Turn Left on 2nd Champion Road Entrance. Property on the Left.

Asking \$249,900

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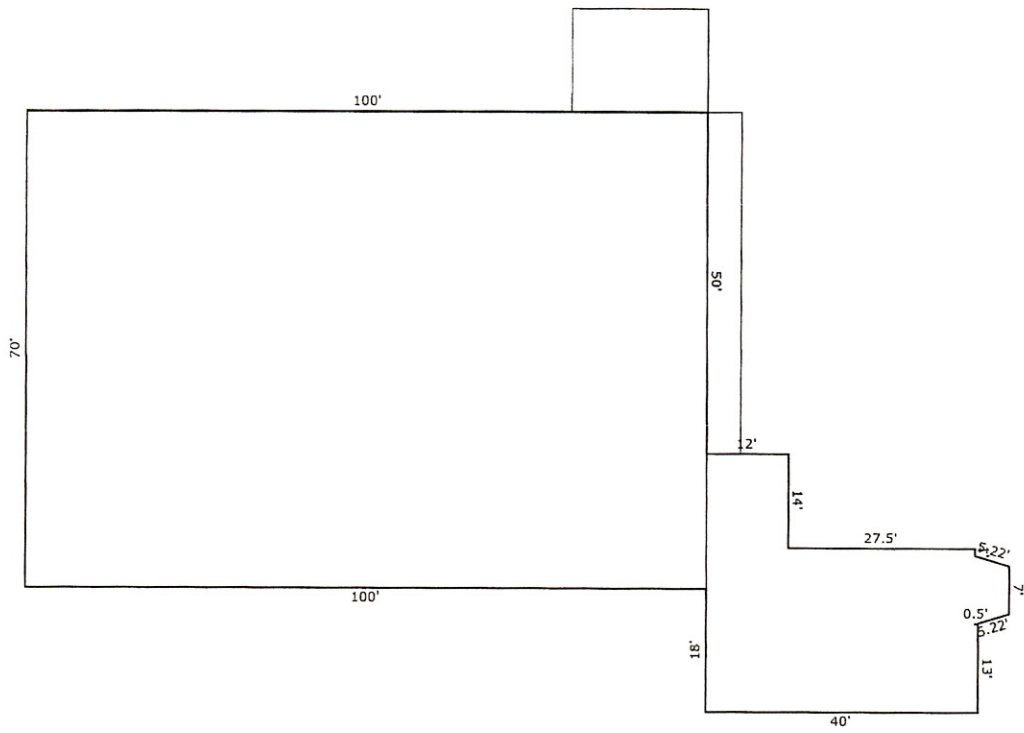


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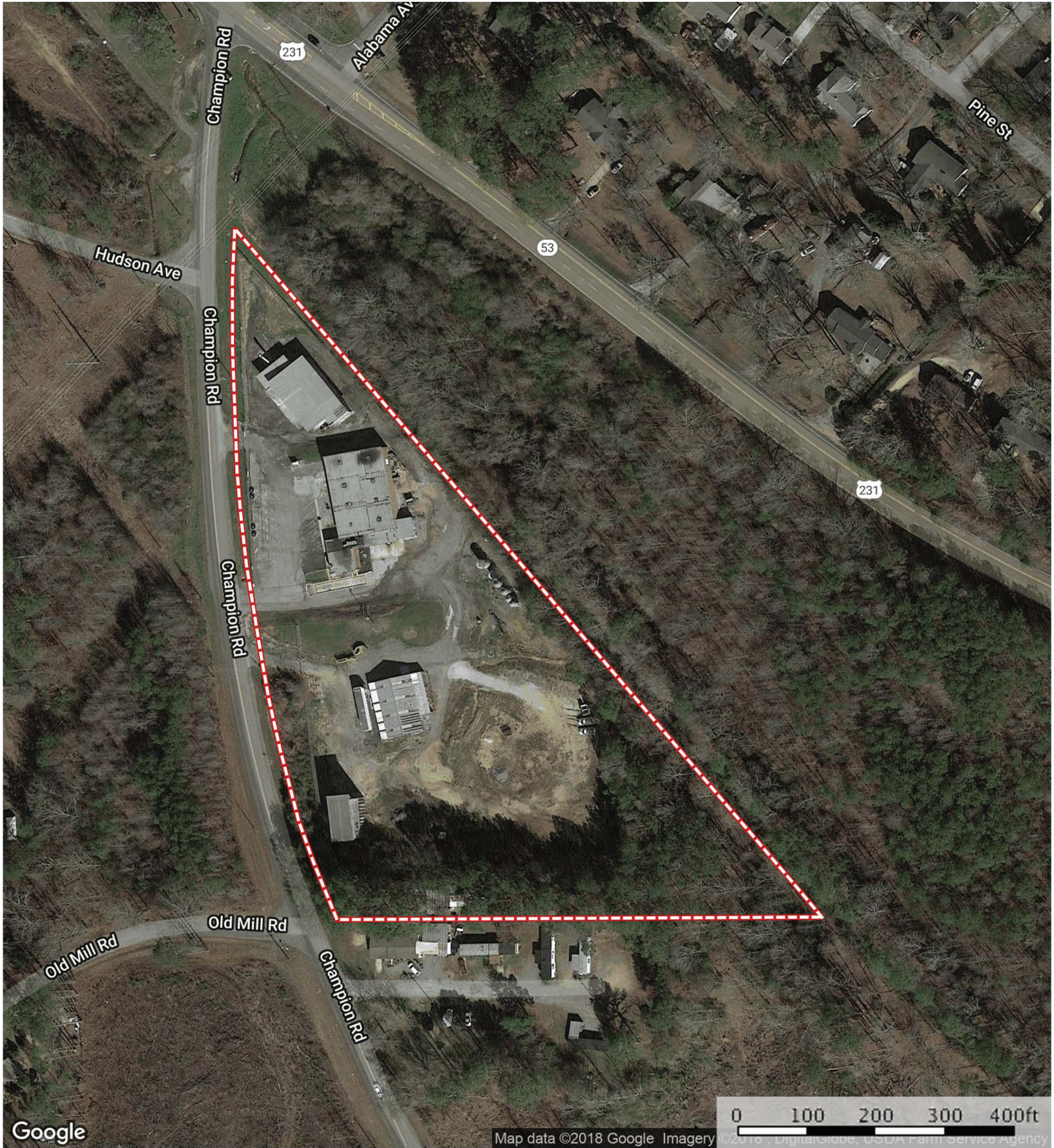
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Improvements Sketch



Champion Rd - 7 Acres & Building
Alabama, AC +/-

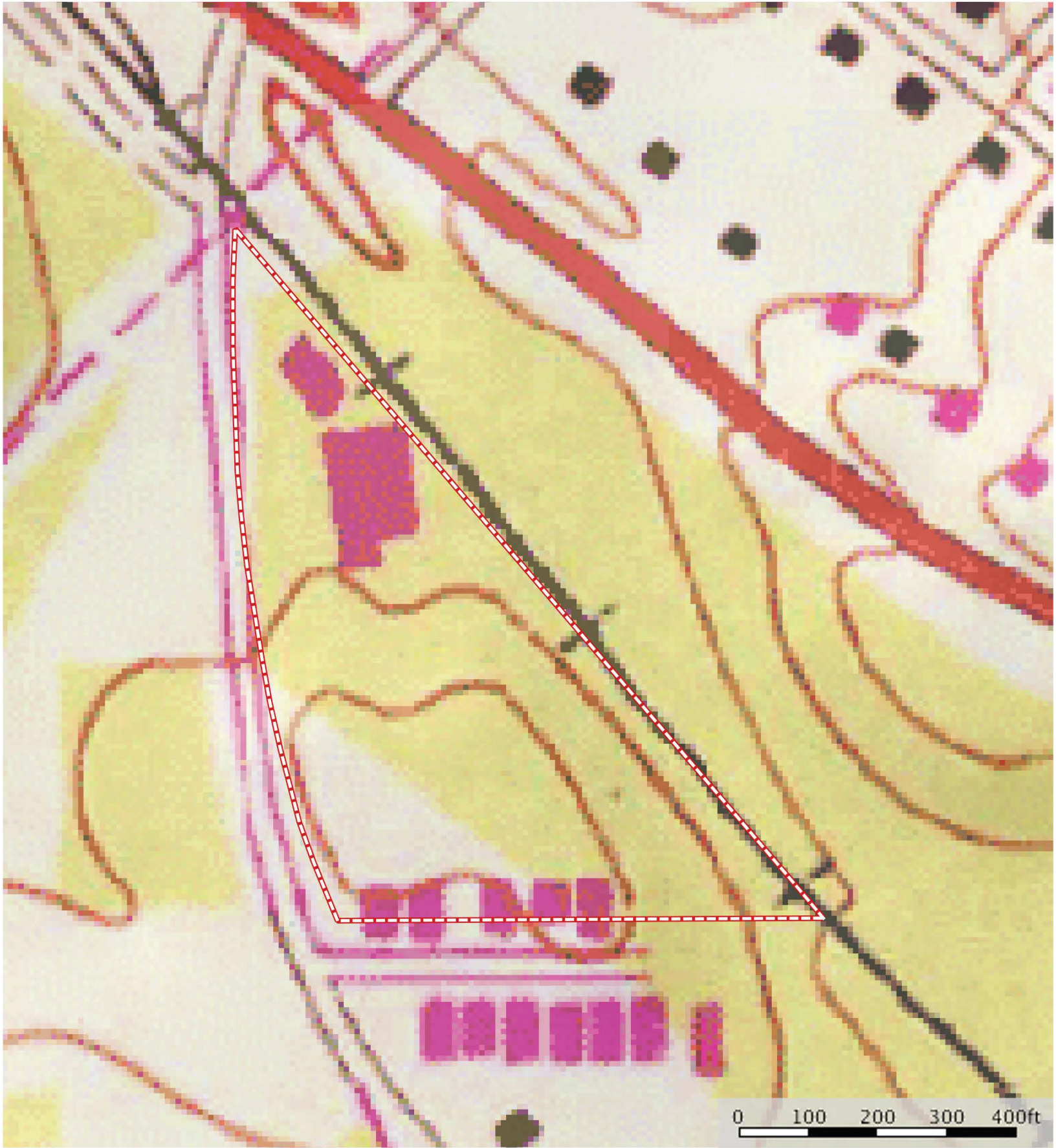



Google

Map data ©2018 Google Imagery ©2016 DigitalGlobe, USDA Farm Service Agency

 Boundary

Champion Rd - 7 Acres & Building
Alabama, AC +/-



 Boundary

City of Oneonta Zoning

Zoning

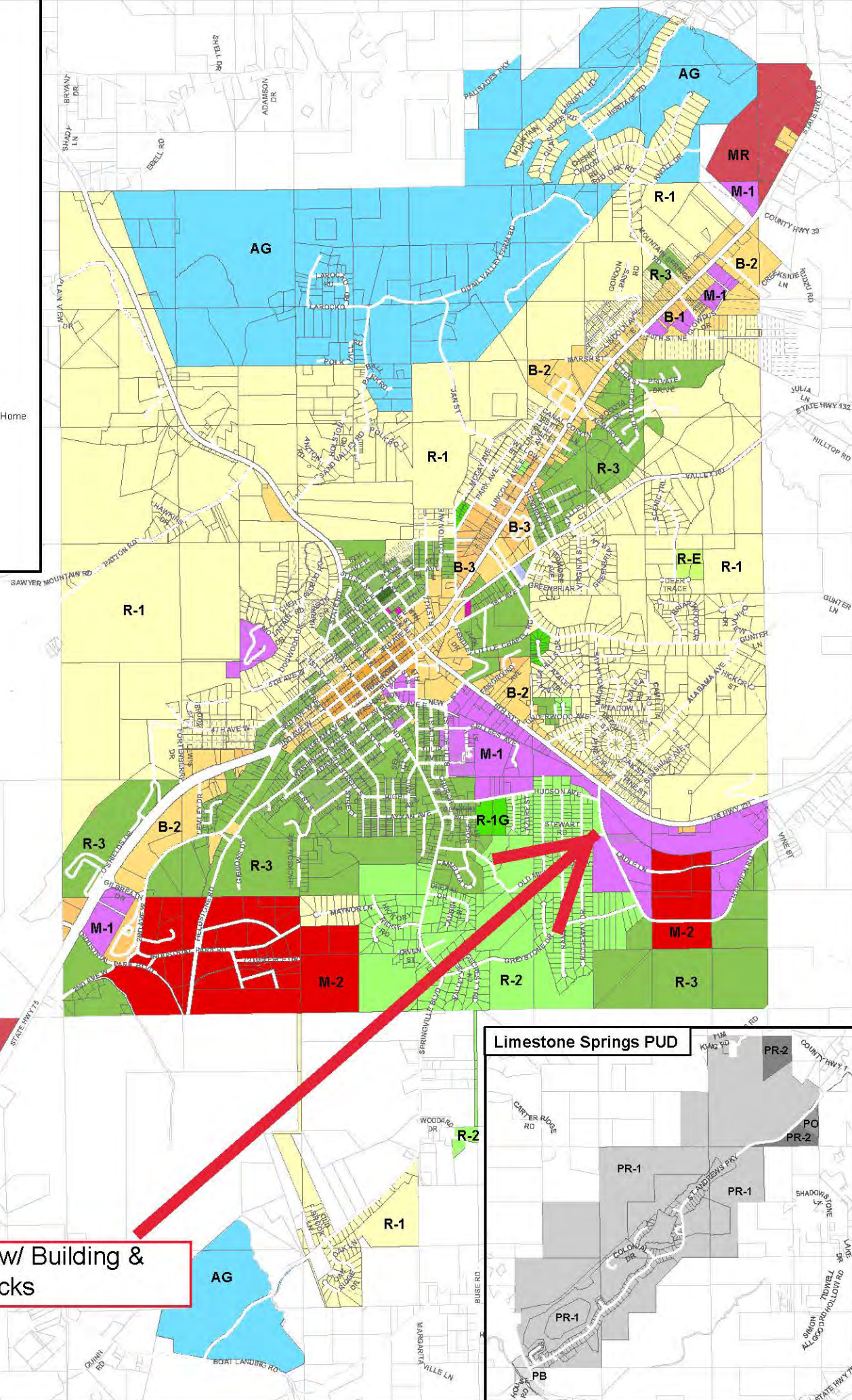
Parcels

Zoning

- AG - Agricultural
- B-1 - Local Shopping
- B-2 - General Business
- B-3 - Downtown Shopping
- M-1 - Light Industrial
- M-2 - Heavy Industrial
- MR - Municipal Reserve
- O-1 - Office Building
- PB - Planned Business
- PO - Planned Office
- PR-1 - Planned Single Family
- PR-2 - Planned Multi-Family
- R-1 - Single Family Residential
- R-1G - Residential Garden Home
- R-2 - Single/Two Family Residential
- R-3 - Multi-Family Residential
- R-3G - Multi-Family Residential Garden Home
- RE - Residential Estate Single Family
- RMHP - Residential Mobile Home Park
- UNZ - Unzoned



0 0.125 0.25 0.5
Mile



7 Acre Site w/ Building & Loading Docks

Limestone Springs PUD

