



COMMERCIAL REAL ESTATE

## 2344-46 PANSY STREET PROPERTY BRIEF



**DESCRIPTION:** OFFICE/RETAIL COMMERCIAL DUPLEX.  
**LOCATION:** FROM WHITESBURG DRIVE, 1/4 MILE WEST ON BOB WALLACE ON THE N.W. CORNER OF PANSY STREET  
**BUILDING SIZE:** 1,396 SQ. FT. (+/-)  
**GARAGE SIZE:** 430 SQ. FT. (+/-)  
**LAND SIZE:** 75' X 100' (+/-)  
**TRAFFIC COUNT:** 9,200 (+/-) VEHICLES PER DAY  
**PARKING:** 5 SPACES (+/-)  
**ZONING:** RESIDENCE 2 DISTRICT (R2)  
**SALE PRICE:** \$299,000 \***REDUCED**\*

**CONTACT:** RUSS RUSSELL, CCIM, SIOR, ALC, CEA ♦ 256-536-7777

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[RUSSRUSSELL.COM](http://RUSSRUSSELL.COM)

This property is subject to prior sale or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owners and from other sources deemed reliable, is not, in any way, warranted by Russ Russell Commercial Real Estate.



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