

For Sale

Office Warehouse Facility in Tuskegee, Alabama

FORECLOSURE
SALE



106 Torrence Road
Tuskegee, Alabama

NAI Capital
Commercial Real Estate Services, Worldwide.



David Maling
Executive Vice President
Lic. 01139115
+1 213 453-1770
dmaling@naicapital.com

Margaret Cloud Fraser
Officiating Broker
Lic. 000067837 - 0
+1 334 226 3355
mfraser@cloudrealtors.com

Location overview

Demographics (5 mile radius)

10,416

Population

4,043

Households

8,698

Daytime employees

\$56,863

Average household income

50%

Owner occupied

7,982

Daytime businesses

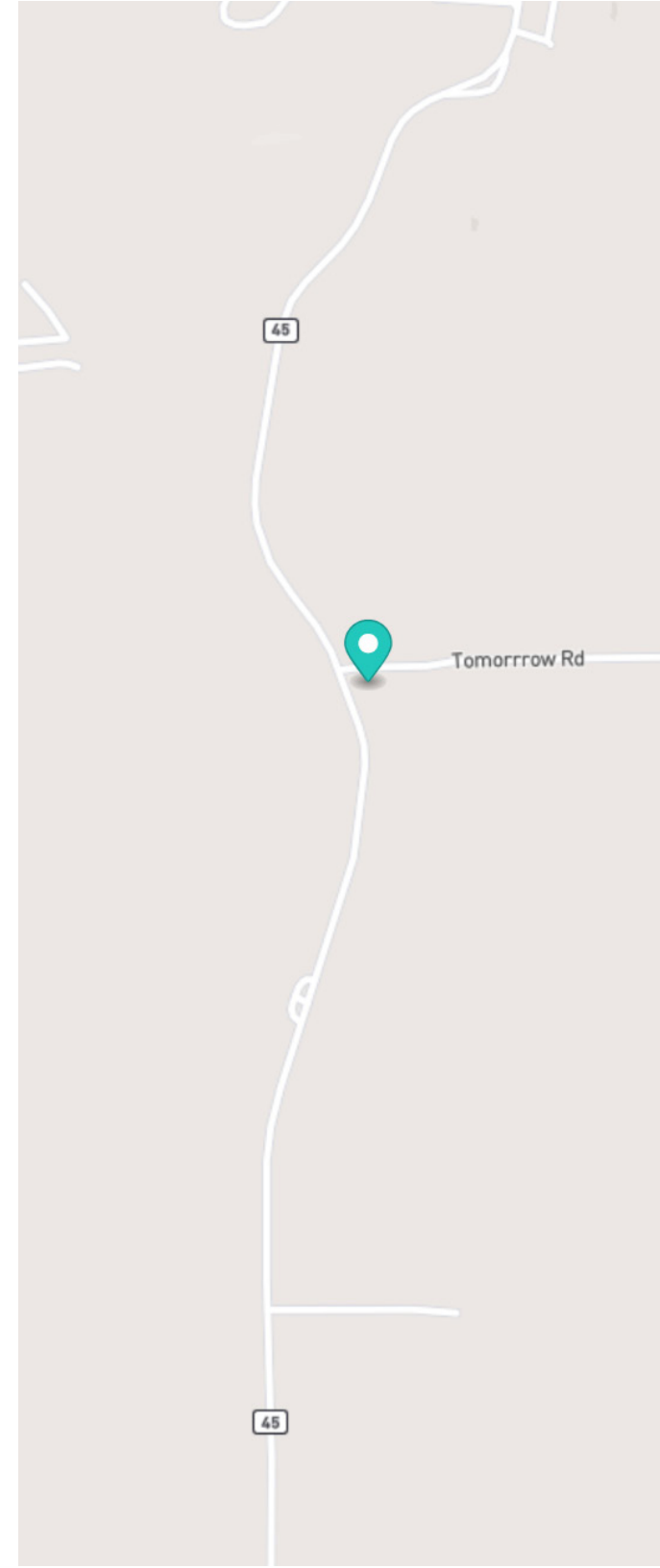
About Tuskegee, Alabama

The city of Tuskegee is located in Macon County and is in east central Alabama. It is just 40 miles east of Montgomery, the State Capitol [1]. General Thomas Simpson Woodward, a Creek War veteran under Andrew Jackson, laid out the city and founded it in 1833 [2]. Tuskegee is the county seat and it was incorporated in 1843 [3]. It is the most populous city in Macon County, with a population of over 11,000 [4]. As the largest community in the region, it is also one of only four incorporated towns within this largely rural county. Tuskegee spans 15.7 square miles, 15.5 of which is land, and 0.2 of which is water [5].

The property is situated adjacent to several major highways and thoroughfares — including Highway 29 and Interstate 85 — offering excellent connectivity and making it an ideal location for commuting and regional travel.

^{1,4,5}<https://www.tuskegeecalabama.gov/about>

^{2,3}<https://www.tuskegeecalabama.gov/about/pages/tuskegee-history>



Investment summary

Overview

NAI Capital is pleased to present the opportunity to acquire a vacant office and warehouse facility comprising approximately $\pm 5,819$ square feet, situated on ± 1.06 AC of land located at 106 Torrence Road in Tuskegee, Alabama. The subject property is lender-owned, and is being sold in "as-is" condition.

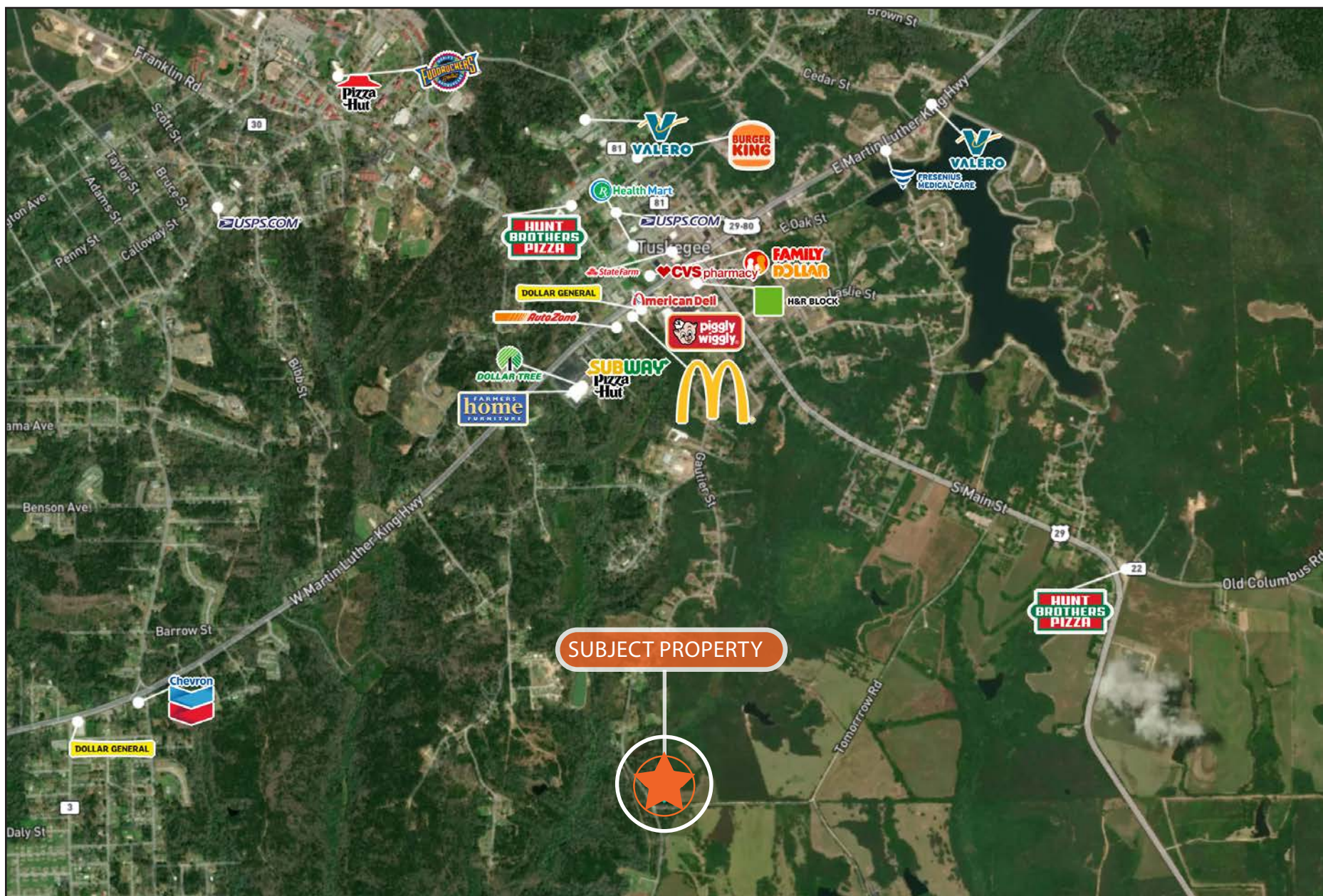
With close proximity to Interstate 85 & Highway 29, this is an ideal opportunity for an investor or owner user to acquire this asset. Contact brokers for more information!

Highlights

- $\pm 5,819$ SF vacant industrial building
- Ideal office with warehouse building and ample land
- Exterior improvements appear to be in average condition
- Foreclosure Sale



**$\pm 5,819$ SF building
on ± 1.06 AC of
land.**





Offering summary

\$210,000

Offering price



Building Price/SF:
\$36.09



Land Price/SF:
\$4.55



Address:
106 Torrence Road



City:
Tuskegee, AL



Building Area:
±5,819 SF



Land Area:
±46,174 SF



Property Type:
Office with
Warehouse



Year Built:
1990

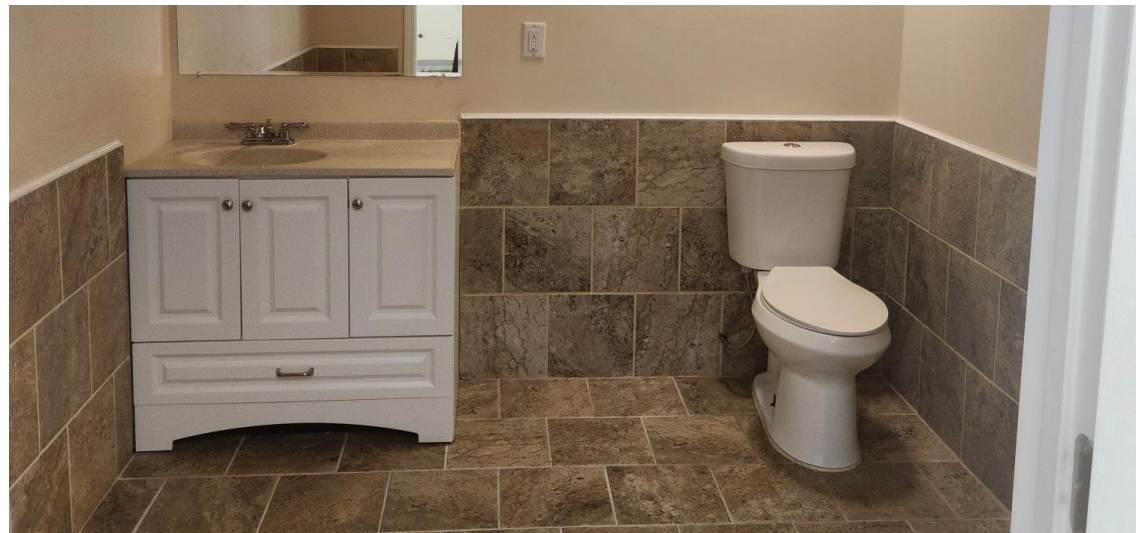


APN:
07093140000300010



Zoning:
To Be Determined

Interior Photos



Exterior Photos





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