

FOR SALE | MLS 213495

716 S. MAIN STREET

Enterprise, Alabama 36330

\$279,000

REPOSITIONED COMMERCIAL OPPORTUNITY

~2,035 SF

BUILDING

0.25 AC

SITE

B-1

ZONING

3

WORK BAYS

OWNER-USER FLEXIBILITY

A highly visible corner property configured for service, workshop, retail or business-support operations. Two road frontages, three oversized roll-up doors and an adaptable mix of open and customer-facing space create a practical platform for an owner-user.

FUNCTIONAL LAYOUT

- Approximately 1,610 SF of open workshop/flex space
- Approximately 425 SF of reception, office/support and restroom space
- Three 10-foot-high roll-up doors serving three work bays
- Three hydraulic lifts convey with the property

SCHEDULE A PRIVATE SHOWING

Explore the layout, access and owner-user potential.

Danita Murdoch

REALTOR® | Commercial & Residential

(818) 879-3850

danitasellsthewiregrass@gmail.com

**Berkshire Hathaway HomeServices
Showcase Properties**

101 Executive Park Drive | Dothan, AL 36303

Office: (334) 792-7474



**SCAN FOR PHOTOS
& LISTING DETAILS**

MLS 213495

BUILT FOR ACCESS. READY FOR BUSINESS.

FLEXIBLE WORKSHOP + CUSTOMER-FACING SPACE



PROPERTY HIGHLIGHTS

- Corner positioning with two road frontages and strong visibility
- Three work bays with roll-up doors approximately 12'3", 10'5" and 12'3" wide
- Open workshop/flex area supported by reception, office and restroom space
- Three hydraulic lifts included in the sale
- Built in 1989; parcel approximately 0.25 acre

B-1 BUSINESS POTENTIAL

B-1 General Business zoning supports a broad range of commercial activity, including minor auto repair, maintenance and service businesses, business support, office, retail and personal services. Other uses may require special-exception approval. Buyers should confirm their specific use with the City of Enterprise.

VERSATILE OWNER-USER PLATFORM

A practical combination of visibility, vehicle access, workshop capacity and customer-facing space.

OFFERED AT \$279,000 • PRIVATE SHOWINGS AVAILABLE