

For Sale:  
**\$995,000**

4000 Highway 31  
Roanoke, AL 36274

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This multi-use property is located in the growth area of Roanoke. It offers high visibility and excellent access.

**Building 1:**

- 18,375 +/- sq ft retail building
- 2,500 sq ft mezzanine with executive offices
- Clear span
- Security System
- 6 inch floor
- Metal construction with architectural block
- 3 phase 400 amp electrical service
- Commercial water, sewer and gas
- 2 loading doors
- Built in 2001

**Land:**

- 4.5 acres

**Building 2:**

- 12,075 +/- sq ft cantilevered lumber shed
- Triple Aisle Drive-through
- Built in 2001

**Location:**

- Adjacent to new WalMart Supercenter
- 19 Miles from LaGrange, GA
- 45 Miles from Newnan, GA
- 40 Miles from Oxford, AL
- 100 Miles from Atlanta, GA
- 100 Miles from Montgomery, AL
- 100 Miles from Birmingham, AL



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