



## Three Adjacent Parcels For Sale Helena, Alabama

Location: At the intersection of Highway 17 and Highway 58

Nearby Traffic Count: 19,247 cars per day just north of Fieldstone Road (2021 count)

Potential Uses: Retail, office, motel, assisted living, office warehouse.

Total Combined Size: 2.02 +/- Acres

Combined List Price: \$885,000 or \$10.06 per SF of Land

Current Zoning: R-1 but adjacent to B-1 zoned properties

Access to Properties: Via easement

### **Parcel #1:**

Address: 5155 Highway 17, Helena, Alabama 35080

Land Size: Approximately 22,050 square feet or ½ +/- acre

Parcel Number: 13-8-28-1-001-008.000

Improvements: Vacant Single-Family House plus a freestanding garage.

### **Parcels #2 and #3:**

Addresses: 5160 and 5164 Highway 17, Helena

Land Size Both Parcels: Approximately 66,150+/- square feet or 1.52 +/- acres

Parcel Numbers: 13-8-28-1-001-007.000 and 13-5-21-4-001-003.001

Improvements: Nice brick home with free standing garage, fine 3,000+/- square foot metal building, and another freestanding garage.

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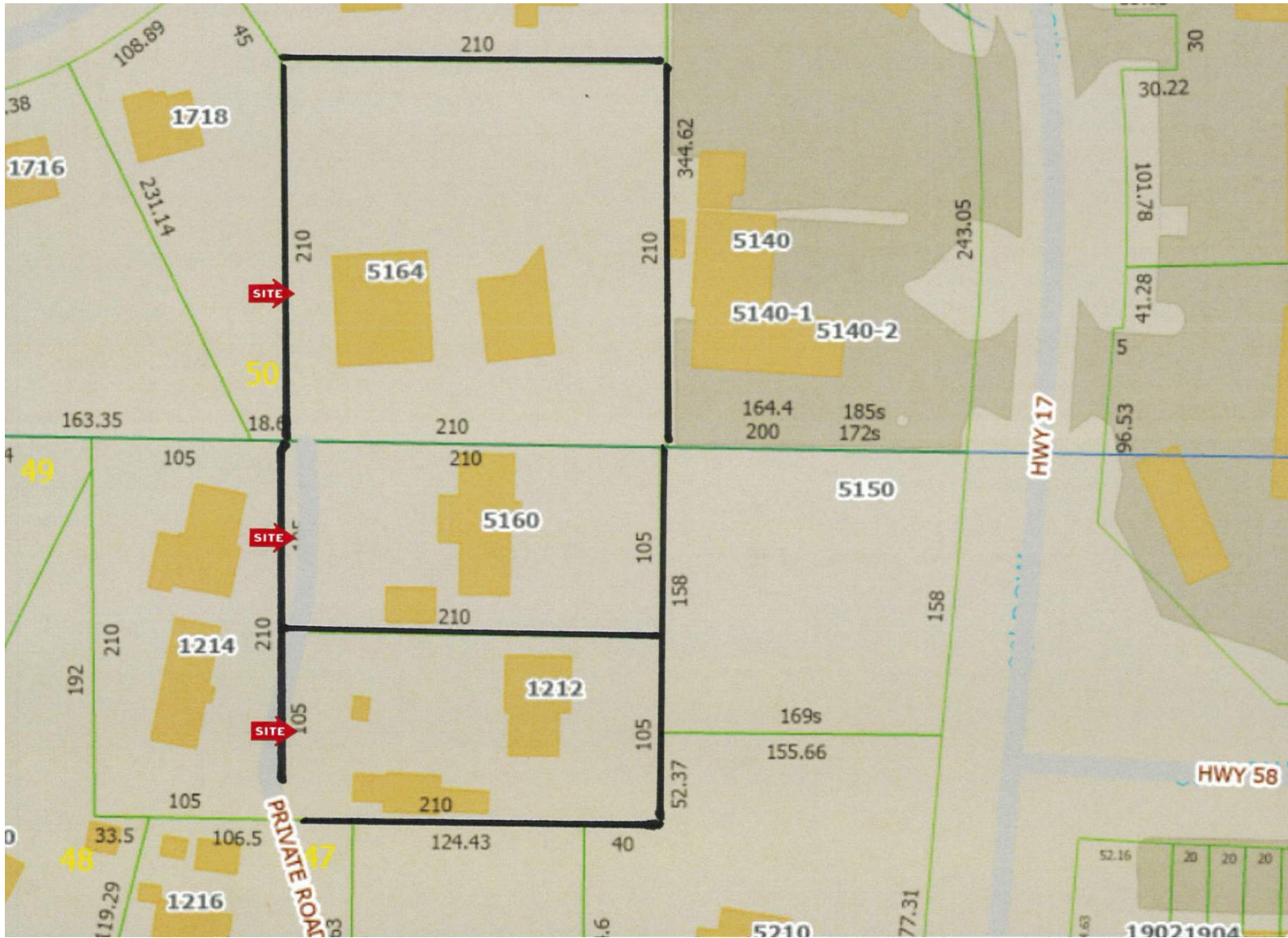
# Aerial



**Aerial - Street View**



# Parcel Map



# Topo Map

