

RESTAURANT FOR LEASE—HWY 280



16634 Highway—Chelsea, AL 35043

- 1,600± Sq. Ft. (convenience store occupies 1,800± Sq. Ft.)
- \$2,700 monthly (\$2,100 + \$600 trash/water/sewer/power)
- Drive Thru-Window in rear (Dining area seats 36 people)
- Good visibility and signage (Your own pole sign is available)
- Women's & Men's Restrooms
- C-Store opens at 5AM and closes at 11PM (serves 800+ customers daily)
- High traffic intersection next to the US Post Office and across the street from Winn Dixie
- *The best spot in Chelsea, next to the traffic light intersection of Highway 47 & Highway 280*

**DRIVE-THRU
WINDOW**



R012412PP

Information deemed reliable but not guaranteed.

Contact: **Terry Ponder or Glenn Ponder**
850 Corporate Parkway, Suite 106
Birmingham, AL 35242
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EQUIPMENT INCLUDED:

1. Manitowce Series 1300 ice maker
2. Everpure water purification system
3. Kolpak Walk-In Cooler
4. Kolpak Walk-In Freezer
5. Marshall Model GA-078-MA hood
6. Eagle 3 compartment sink
7. Two hand sinks
8. Drive Thru window
9. Two interior trash cans
10. Gray front counter
11. Pole sign with message board
12. Drive Thru speaker (may need some repair)
13. Drive Thru menu board
14. Hot Water Heater

Equipment list deemed reliable, but not guaranteed.



SITE

Walgreens

McDonald's

TACO BELL

Little Caesars

UNITED STATES POSTAL SERVICE

BP

280

280

280

N

100 feet 25 m

M&F Bank

CITIGO

