

1800 Leighton Avenue, Anniston  
(Calhoun County) AL 36207

**ABSOLUTE**

**THURSDAY, OCTOBER 26, 2023**

SALE SITE: HOME 2 SUITES (OFF DELK ROAD), 2168 KINGSTON COURT, MARIETTA, GA 30067



## Features

**CALL FOR  
INFORMATION**

**770.425.1141  
or 800.479.1763  
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**JOHN DIXON  
& ASSOCIATES**  
AUCTIONS • MARKETING

PROPERTY TYPE:	Commercial Medical Office
SUBDIVISION:	n/a
LOT(S):	10 & 11
BEDS/BATHS:	n/a
YEAR BUILT:	1992
SQUARE FEET:	5,192±
ACREAGE:	0.45±
TAX ID:	21-03-05-2-004-014.000, 21-03-05-2-004-013.000
AGENT:	Dresden Tuggle Keller Williams 256-225-7717 dresdentuggle@gmail.com

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SUBJECT INFORMATION	
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Address	1800 Leighton Avenue Anniston, Alabama 36207
Subject	Calhoun
	21-03-05-2-004-014.000
County Parcel	21-03-05-2-004-013.000
Number	

SITE INFORMATION	
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Land Size	0.45± acres or 19,602± square feet
Excess Land	None
Surplus Land	None
Zoning	UC1- Urban Center 1 District
Zoning Status	Conforming
Land Uses	Office, institutional, commercial
Flood Zone Status	Flood Zone X – Minimal flood risk
Site Topography	Level
Site Utility	Average
Highest and Best Use as Vacant	Office
Highest and Best Use as Improved	Office

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IMPROVEMENT INFORMATION	
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Type of Property	Vacant light medical office
Year Built	1992
Year Renovated	N/A
Number of Buildings	One
Number of Stories	Two
Building Area - NRA	5,192± SF
Basic Construction:	Wood frame with EIFS
Condition:	Good
Parking	On-Site Asphalt
Effective Age	25 years
Estimated Remaining Life	25 Years
Current Occupancy	Vacant

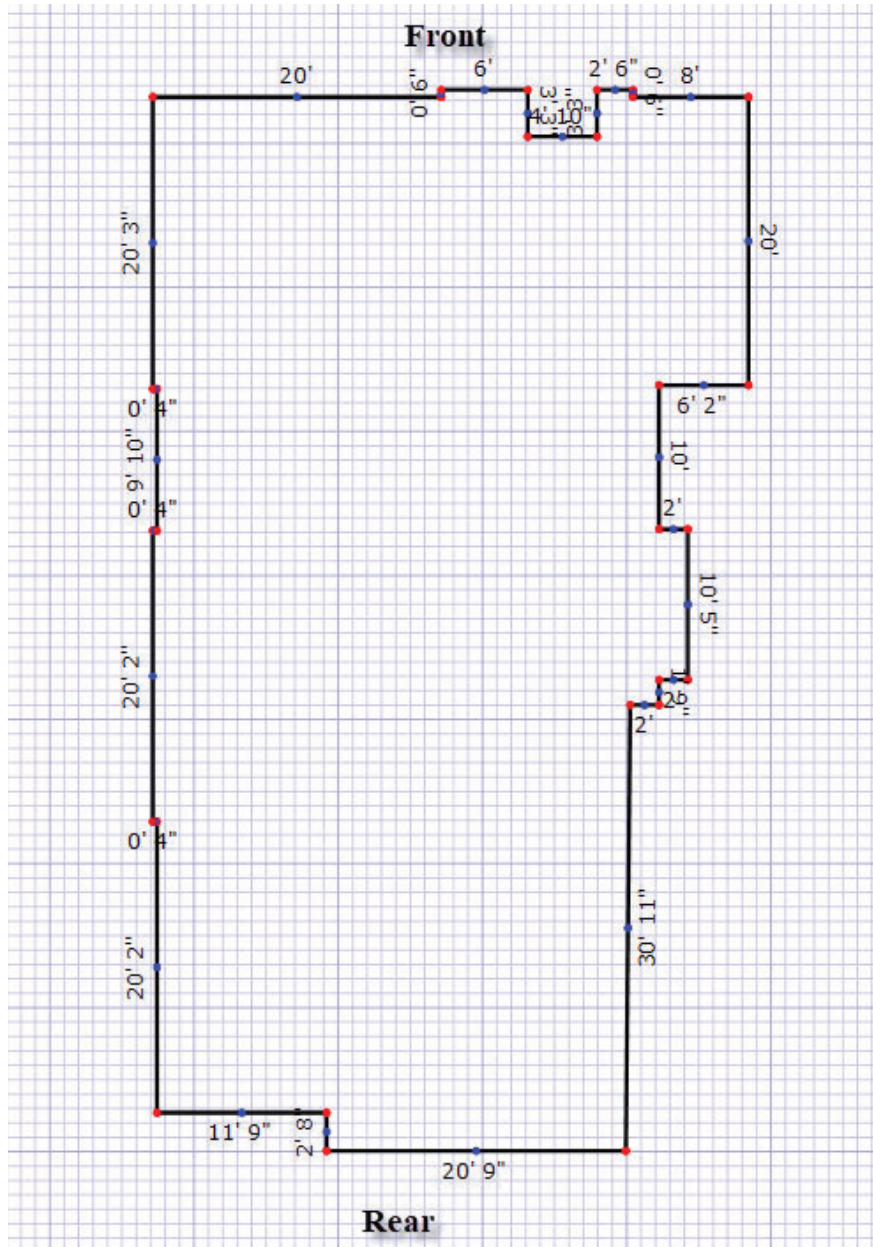


Aerial View (Google Maps)



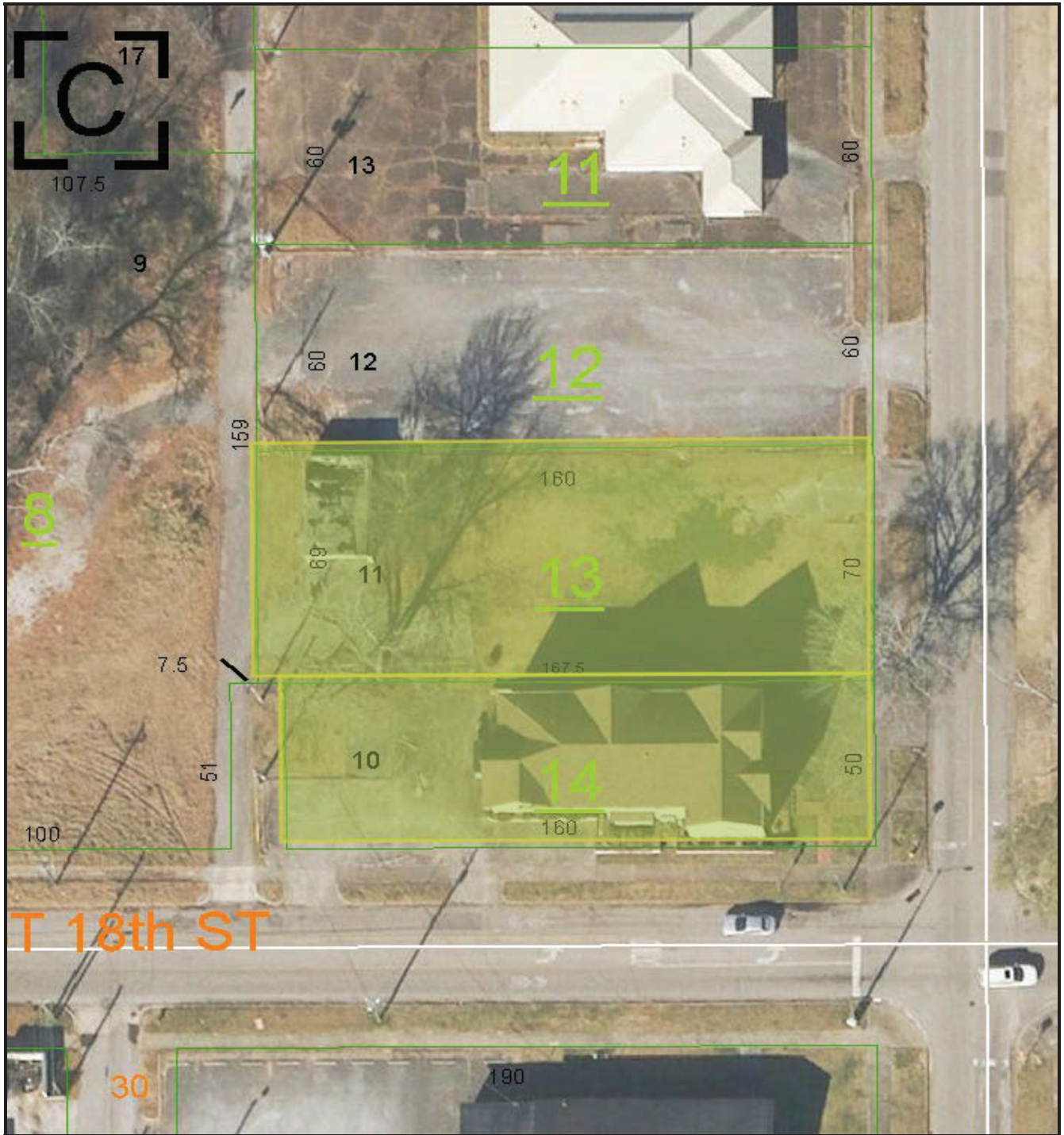
## IMPROVEMENTS ANALYSIS

Shown below are the measurements for the subject. The first and second floors have the same footprint.





SUBJECT TAX MAP



## ZONING

The subject is located in the UC1- Urban Center 1 District, which permits a wide range of uses. The subject, as a medical office, is a legal conforming use. It could therefore be rebuilt if it were destroyed.

