

3307-3309 BOB WALLACE AVENUE

Huntsville, AL 35805

FOR SALE - MULTI-TENANT PROFESSIONAL OFFICE BUILDING

Parker
Real Estate LLC

\$725,000⁰⁰



DETAILS:

- PROFESSIONAL MULTI-TENANT OFFICE BUILDING IN EXCELLENT CONDITION
- ZONING: C-1 (NEIGHBORHOOD BUSINESS DISTRICT)
- SQUARE FOOTAGE: 10,335SF +/- (FIRST FLOOR 7,264 SF +/-, SECOND FLOOR 3071 SF +/-)
- LOT: .74 AC +/-
- STRUCTURES: TWO STORY BUILDING WITH FOUR OFFICE SUITES, BRICK & HARDI-PLANK EXTERIOR AND ARCHITECTURAL SHINGLE ROOF
- PROFESSIONALLY LANDSCAPED, CONCRETE SIDEWALKS AND AMPLE PARKING

Parker
Real Estate LLC

JEFF PARKER, QUALIFYING BROKER
PARKER REAL ESTATE, LLC
401 GRANT STREET, SE - DECATUR AL 35601
256.227.7935c 256.353.1112o
jparker@parker-realestate.com

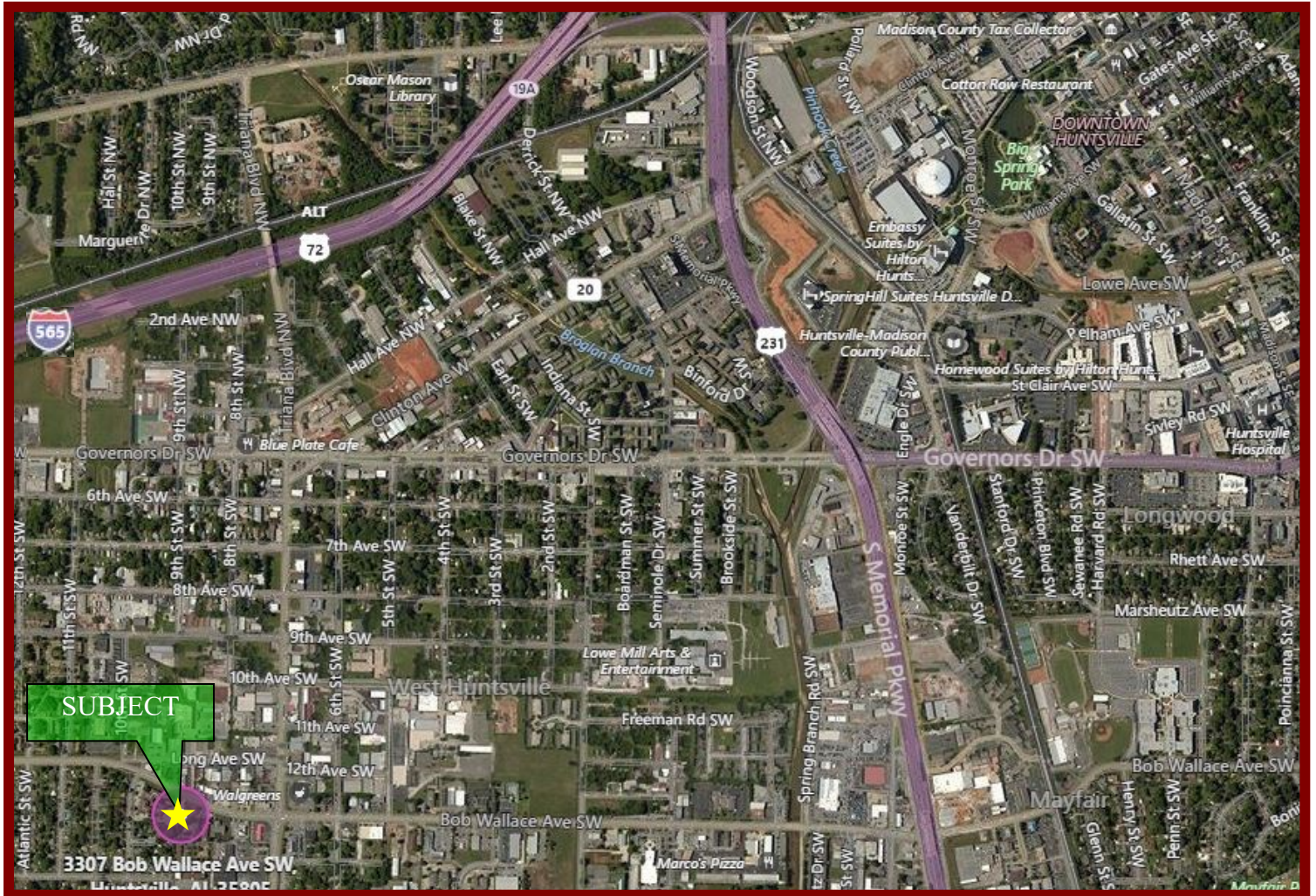
3307-3309 BOB WALLACE AVENUE

Huntsville, AL 35805

FOR SALE - MULTI-TENANT PROFESSIONAL OFFICE BUILDING



LOCATION



- LOCATED AT 3307-3309 BOB WALLACE AVENUE S.W.
- CONVENIENT TO S MEMORIAL PARKWAY, INTERSTATE-565, GOVERNORS DRIVE & UNIVERSITY DRIVE
- CLOSE TO ARSENAL, PARKWAY CITY MALL, THE NEW SHOPS AT MERCHANT WALK AND MULTIPLE DINING ESTABLISHMENTS



JEFF PARKER, QUALIFYING BROKER
PARKER REAL ESTATE, LLC
401 GRANT STREET, SE - DECATUR AL 35601
256.227.7935c 256.353.1112o
jparker@parker-realestate.com

3307-3309 BOB WALLACE AVENUE

Huntsville, AL 35805

FOR SALE - MULTI-TENANT PROFESSIONAL OFFICE BUILDING



EXTERIOR PHOTOS



JEFF PARKER, QUALIFYING BROKER
PARKER REAL ESTATE, LLC
401 GRANT STREET, SE - DECATUR AL 35601
256.227.7935c 256.353.1112o
jparker@parker-realestate.com

3307-3309 BOB WALLACE AVENUE

Huntsville, AL 35805

FOR SALE - MULTI-TENANT PROFESSIONAL OFFICE BUILDING



INTERIOR PHOTOS



JEFF PARKER, QUALIFYING BROKER
PARKER REAL ESTATE, LLC
401 GRANT STREET, SE - DECATUR AL 35601
256.227.7935c 256.353.1112o
jparker@parker-realestate.com

3307-3309 BOB WALLACE AVENUE

Huntsville, AL 35805

FOR SALE - MULTI-TENANT PROFESSIONAL OFFICE BUILDING



INTERIOR PHOTOS



JEFF PARKER, QUALIFYING BROKER
PARKER REAL ESTATE, LLC
401 GRANT STREET, SE - DECATUR AL 35601
256.227.7935c 256.353.1112o
jparker@parker-realestate.com

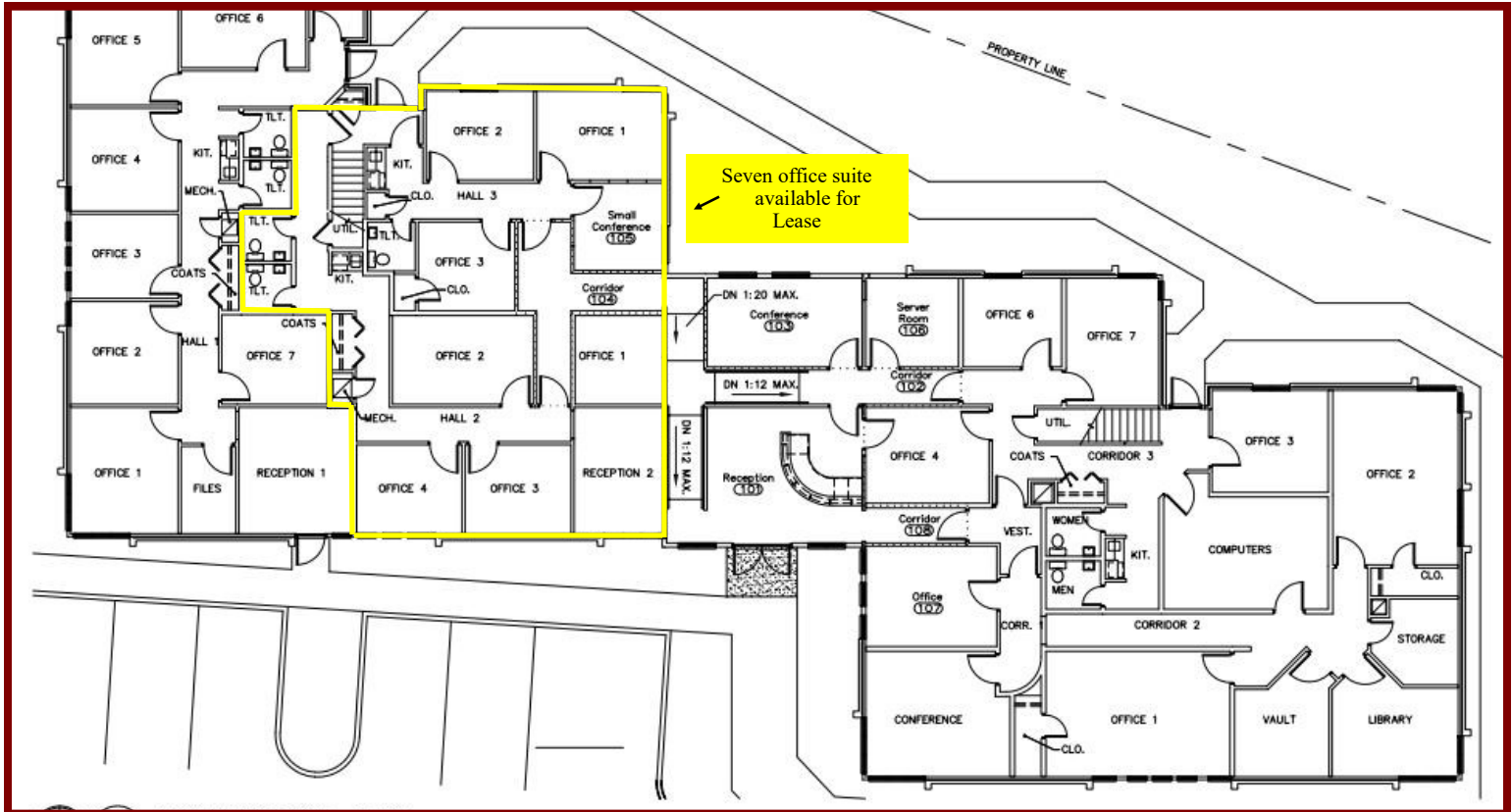
3307-3309 BOB WALLACE AVENUE

Huntsville, AL 35805

FOR SALE - MULTI-TENANT PROFESSIONAL OFFICE BUILDING

Parker
Real Estate LLC

**1ST FLOOR
LAYOUT**



- CURRENTLY SET UP FOR FOUR TENANTS.
- ONE 1759 SF +/- SEVEN OFFICE SUITE AVAILABLE FOR LEASE.
- CURRENT TENANTS INCLUDE MAILINGS, COUPONS & MORE, INC. AND BRAND, BLACKWELL & CO. DYNAMIC NETWORKS, INC OCCUPYS THE SECOND FLOOR SUITE (FLOORPLAN NOT SHOWN).

Parker
Real Estate LLC

JEFF PARKER, QUALIFYING BROKER
PARKER REAL ESTATE, LLC
401 GRANT STREET, SE - DECATUR AL 35601
256.227.7935c 256.353.1112o
jparker@parker-realestate.com

3307-3309 BOB WALLACE AVENUE

Huntsville, AL 35805

FOR SALE - MULTI-TENANT PROFESSIONAL OFFICE BUILDING



AERIAL W/ DIMENSIONS



JEFF PARKER, QUALIFYING BROKER
PARKER REAL ESTATE, LLC
401 GRANT STREET, SE - DECATUR AL 35601
256.227.7935c 256.353.1112o
jiparker@parker-realestate.com