

7495 WALL TRIANA HIGHWAY

MADISON, AL 35757



\$1,828,000.⁰⁰

INCOME PRODUCING / DEVELOPMENT OPPORTUNITY

Zoning: Madison County

Lot: 7.50 acres +/-

Building: 23,920 sq. ft. +/-

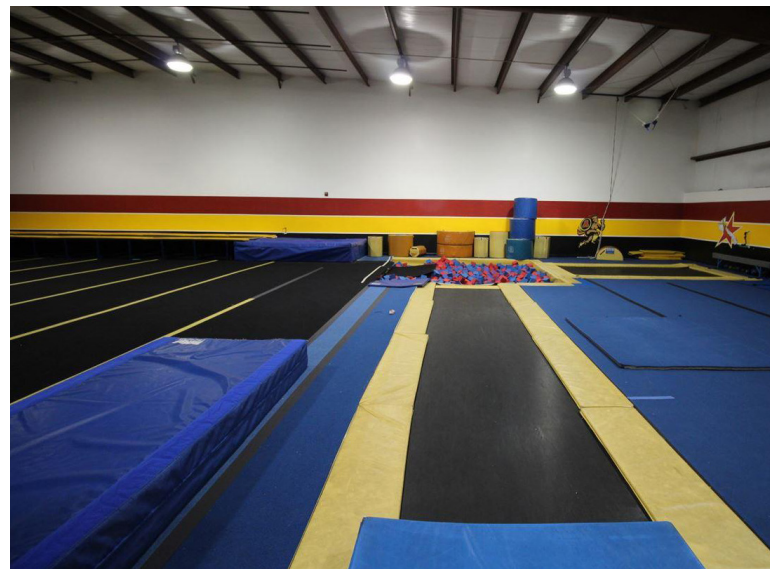
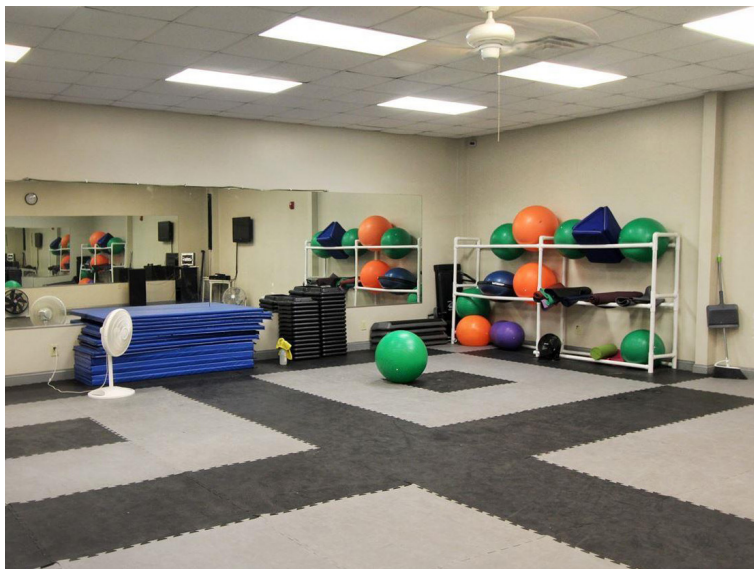
- Metal building, constructed in 2002
- Income producing property includes: **Fitness Center:** 78 x 120,
Cheerleading Training Facility: 106 x 120.
Second cheerleading facility, previously dance studio: 40 x 46
- Total of 7.5 acres with approximately 1.75 acres of paved parking
- Billboard with 4 displays
- Road frontage, 400 x 200, has space for numerous development opportunities with excellent visibility and income producing capability

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