



# RETAIL/OFFICE BUILDINGS | FOR SALE IN DOWNTOWN HUNTSVILLE

409 Madison Street SE & 408 Franklin Street SE | Huntsville, AL | 35801 **CALL FOR PRICING**

## 409 MADISON STREET SE

- » 1 Acre site (Part of 5 separate parcels)
- » Total Building Size - 17,816 SF
  - Ground floor - 9,216 SF
  - Second floor - 8,600 SF

### DETAILS

- Attached drive through: 4 drive-through lanes, 1 ATM lane
- On-site parking available
- New HVAC installed in 2019
- Roof replaced in 2008 (15-year warranty)
- Prominent downtown location
- Signalized intersection
- Zoning - General Business, C-3



## 408 FRANKLIN STREET SE

- » 1 Acre site (Part of 5 separate parcels)
- » Total Building Size - 10,399 SF
  - Ground floor - 5,194 SF
  - Second floor - 5,205 SF

### DETAILS

- On-site parking available
- Roof replaced in 2013 (15-year warranty)
- Located within walking distance to Courthouse Square, City Hall, and restaurants
- Prominent downtown location
- Split zoning - General Business, C-3 and Residence, 2-B



EXCLUSIVELY OFFERED BY

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Information deemed reliable but not guaranteed



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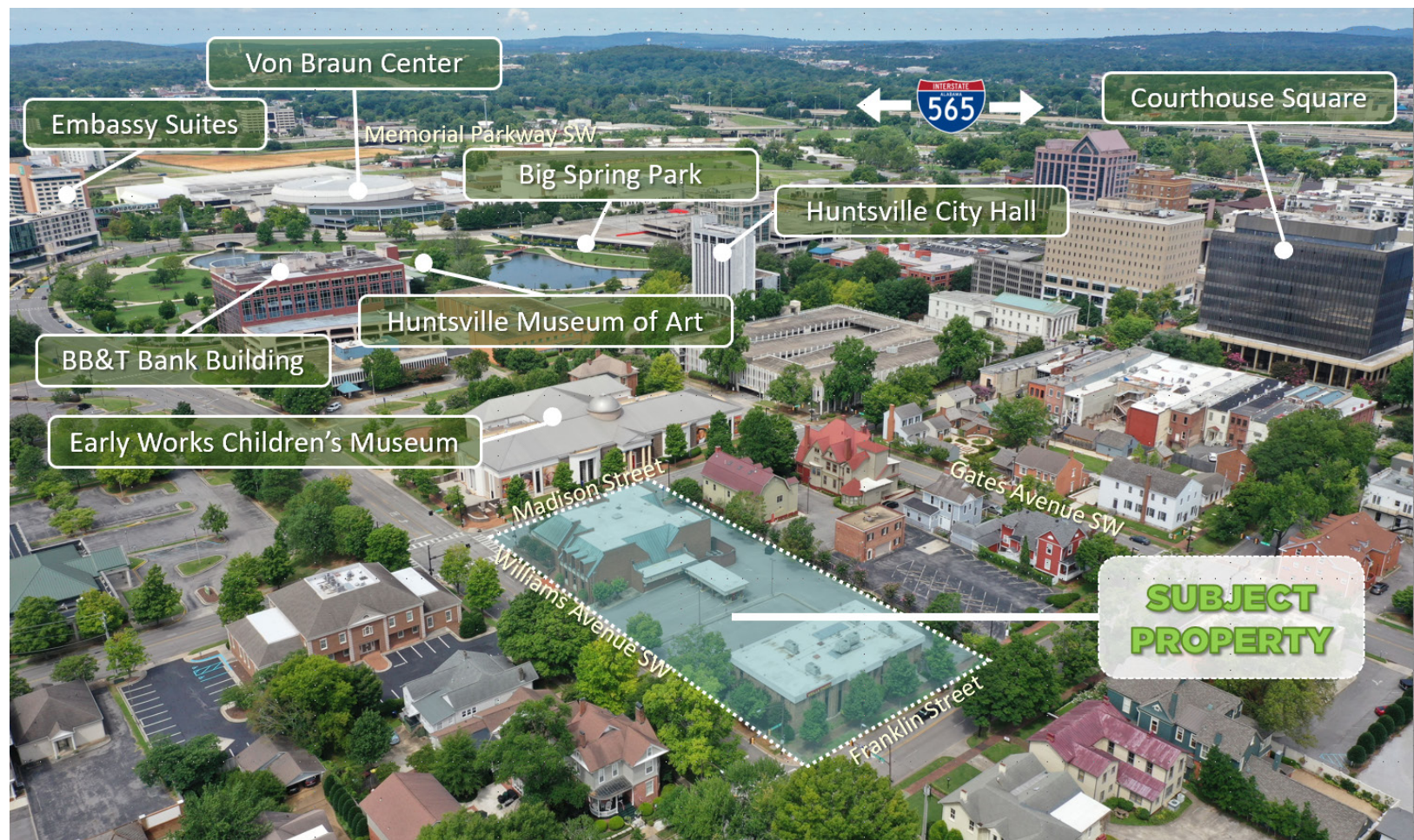




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409 Madison Street SE & 408 Franklin Street SE | Huntsville, AL | 35801 **CALL FOR PRICING**

- Opportunity to own 1/2 city block in excellent location in downtown Huntsville with rare on-site parking
- Within walking distance of Madison County Courthouse and several attractions including Big Spring Park
- Dining and retail options within walking distance
- Centrally located to all areas of Huntsville with convenient accessibility



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