



OFFICE BUILDING FOR SALE

417 MARTLING ROAD • ALBERTVILLE, AL

SALE

417 Martling Road
Albertville, AL 35951

BUILDING SIZE

- 12,577 Total SF
 - 10,817 sf one-story flex building
 - 1,760 sf office/warehouse building
- Situated on a 2 acre lot

ABOUT THE PROPERTY

Located in a desirable area of Albertville in a business park setting, the property is ideally suited for service companies. It has been recently renovated, and offers a covered patio area for tenant use. Its location near the intersection of major thoroughfares Hwy 431 and Hwy 75 provides convenient access to several retail and dining options. Excess land is available if needed, and the property has existing parking for 57 vehicles. It is zoned B-2 General Business.

PRICING

- \$1,800,000



EXCLUSIVE AGENTS

Tyler Fanning, SIOR

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256.382.9010



Graham & Co

305 Church Street SW
Suite 710
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EXISTING BUILDING LAYOUT • 417 MARTLING ROAD • ALBERTVILLE, AL



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PROPERTY PHOTOS • 417 MARTLING ROAD • ALBERTVILLE, AL



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Information deemed reliable, but not guaranteed.



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AERIAL VIEW • 417 MARTLING ROAD • ALBERTVILLE, AL



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LOCATION MAP • 417 MARTLING ROAD • ALBERTVILLE, AL



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