



COMMERCIAL REAL ESTATE

# 628 MERIDIAN STREET PROPERTY BRIEF



- DESCRIPTION:** LOCATION, LOCATION, LOCATION! DOWNTOWN RE-DEVELOPMENT OPPORTUNITY WITH POTENTIAL ADJOINING PROPERTY AVAILABLE OR OCCUPY EXISTING BUILDING. OWNER WILL CONSIDER GROUND LEASE.
- LOCATION:** NORTH ON THE PARKWAY. RIGHT ON UNIVERSITY TO PRATT AVE. GO APPROX. .88 MILES. PROPERTY IS ON THE SW CORNER OF MERIDIAN ST. AND PRATT AVE.
- BUILDING SIZE:** 9,984 SQ. FT. (+/-)
- LAND SIZE:** .7 ACRES (+/-) 155' X 205' X 155' X 201'
- ZONING:** C-3, HUB ZONE, OPPORTUNITY ZONE
- TRAFFIC COUNT:** 11,820(+/-) VEHICLES PER DAY ON PRATT AVE AND 3,540(+/-) ON MERIDIAN ST.
- SURVEY:** SEE REVERSE SIDE.
- SALE PRICE:** \$1,375,000
- CONTACT:** **RUSS RUSSELL, CCIM, ALC, CEA ♦ 256-536-7777**

**FOR OUR MOST UP TO DATE PROPERTY INFORMATION PLEASE VISIT  
[RUSSRUSSELL.COM](http://RUSSRUSSELL.COM)**

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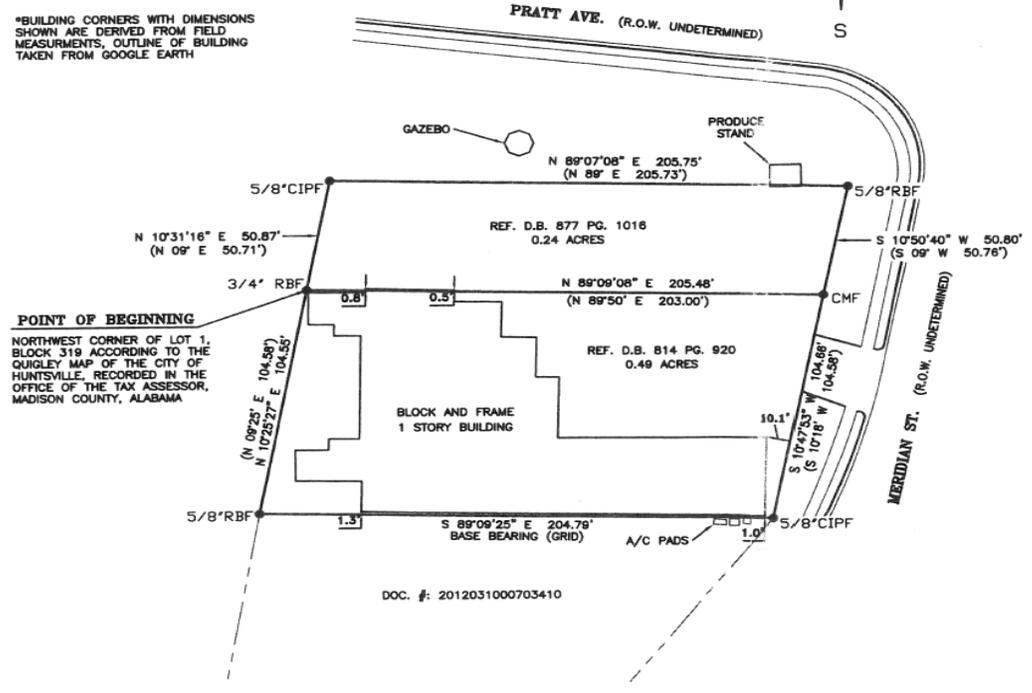
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# 628 MERIDIAN STREET



\*BUILDING CORNERS WITH DIMENSIONS SHOWN ARE DERIVED FROM FIELD MEASUREMENTS, OUTLINE OF BUILDING TAKEN FROM GOOGLE EARTH



## Floor Plan

