



8489 MADISON BLVD. FOR SALE OR LEASE



DESCRIPTION: MEDICAL BUILDING CLOSE TO DOWNTOWN MADISON AND HUNTSVILLE.
LOCATION: WEST ON I-565 TO WALL TRIANA EXIT. RIGHT ON WALL TRIANA. RIGHT ON MADISON BLVD. BUILDING .4 MILES ON THE RIGHT.
AVAILABLE: 2,950 SF.+/-
FLOOR PLAN: ON REVERSE SIDE.
LAND: .63 ACRES +/-
PARKING: AMPLE
TRAFFIC COUNT: 24,928+/- VEHICLES PER DAY
ZONING: GENERAL BUSINESS
LEASE PRICE: \$29/ SQ. FT.
SALE PRICE: \$1,200,000

CONTACT: RUSS RUSSELL, CCIM, ALC, CEA ♦ 256-536-7777

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This property is subject to prior sale or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owners and from other sources deemed reliable, is not, in any way, warranted by Russ Russell Commercial Real Estate.



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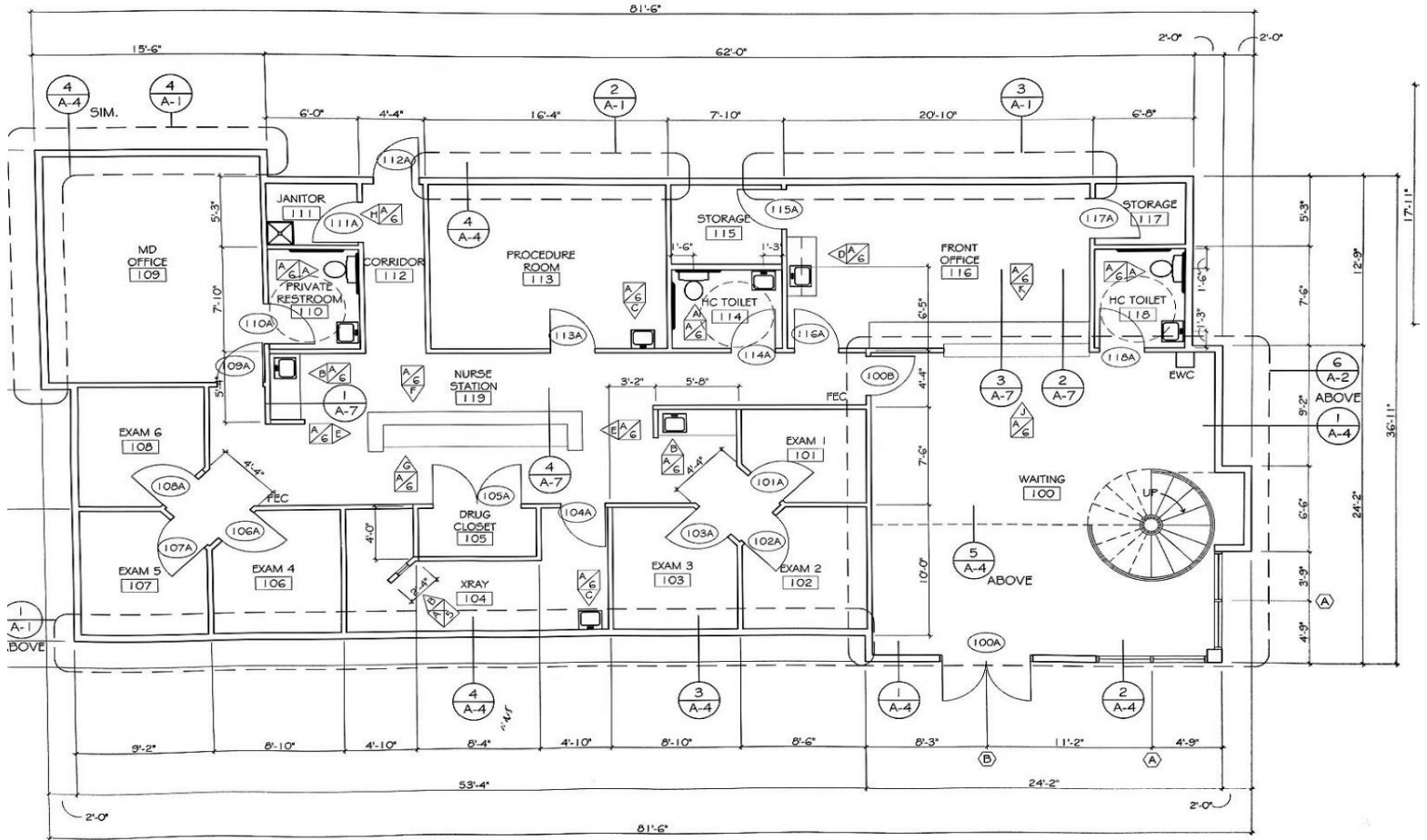


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8489 MADISON BLVD. FLOOR PLAN



SITE PLAN

