



COMMERCIAL REAL ESTATE

HWY. 72 E & OLD GURLEY RD. DEVELOPMENT/ INVESTMENT



DESCRIPTION: DEVELOPMENT OR INVESTMENT PROPERTY. 2.59 ACRES+/- FOR SALE IN A FAST-GROWING AREA OF HUNTSVILLE WITH 2 INCOME PRODUCING PROPERTIES AND AN EXISTING DRIVEWAY FROM HWY. 72 TO OLD GURLEY ROAD.

LOCATION: I-565 E TO MOORES MILL ROAD. SUBJECT PROPERTY .5 MILES ON THE RIGHT. 287 OLD GURLEY RD.: I-565 E TO MOORES MILL RD. RIGHT ON MOORES MILL RD. LEFT ON OLD GURLEY RD. PROPERTY .6 MILES ON THE LEFT.

BUILDING SIZE(S): TRACT B- COMMERCIAL BLDG.: 612 SF+/-
PRIVATE RESIDENCE: 1,596 SF+/-

LAND SIZE(S): TRACT C- DUPLEX: 2,016 SF+/-
TRACT A- RESIDENCE: 1,008 SF+/-
TRACT B: 1.34 ACRES+/-
TRACT C: .25 ACRES+/-
TRACT A: 1.00 ACRES+/- } 2.59 TOTAL ACRES+/-
ON REVERSE SIDE

SURVEY:

ZONING: C4

TRAFFIC COUNT: 30,120+/- VEHICLES PER DAY

SALE PRICE: \$1,150,000

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

FOR OUR MOST UP TO DATE PROPERTY INFORMATION PLEASE VISIT

www.russrussell.com

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.



Ranger Russell
America's First named
Real Estate Drone



Huntsville's First CCIM



Huntsville's First ALC



Huntsville's First CEA

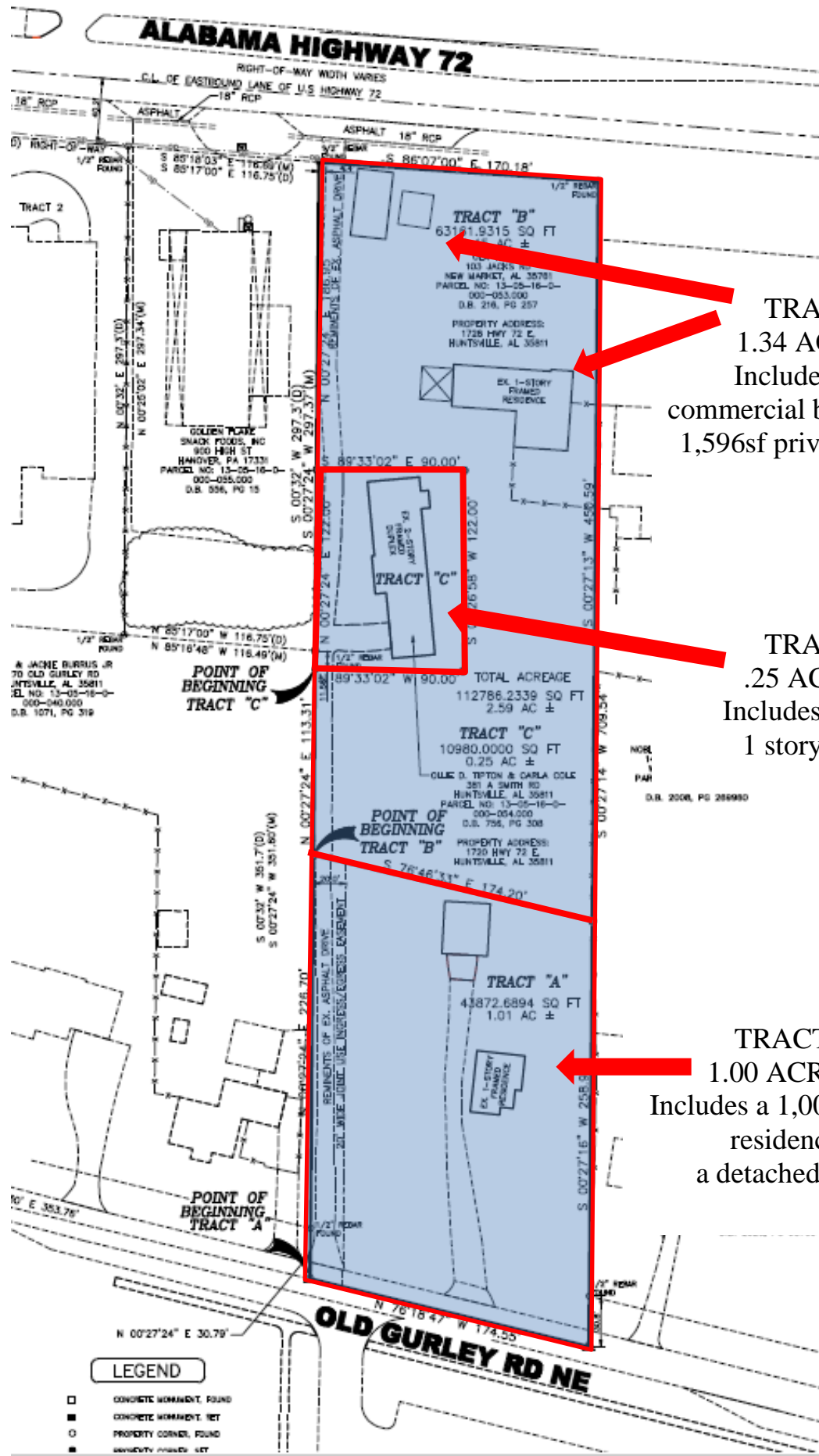


Ruff Russell
America's First and ONLY
Real Estate Mascot

923-C Merchants Walk • Huntsville, AL 35801 • (256) 536-7777

Fax: (256) 536-7710 • Website: www.russrussell.com

HWY. 72 E & 287 OLD GURLEY ROAD



TRACT B:
1.34 ACRES+/-
Includes a 612sf commercial buildings and a 1,596sf private residence.

TRACT C:
.25 ACRES+/-
Includes a 2,016sf 1 story duplex.

TRACT A:
1.00 ACRES+/-
Includes a 1,008sf private residence & a detached garage