



**Capstone
Commercial**

6205 AL HIGHWAY 69

GUNTERVILLE, AL 35976 | 6,720 SF COMMERCIAL BUILDING ON ±1.9 ACRES

PHILLIP DRUMMOND

COMMERCIAL DIRECTOR

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PROPERTY DESCRIPTION

6,720 SF commercial building on ±1.9 acres along Alabama Highway 69 in Guntersville. This property offers a functional mix of conditioned space and additional storage area, positioned on a deep commercial lot well-suited for service-based operations, equipment storage, or expansion needs.

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Location Highlights

- **Alabama Highway 69 Frontage** — Located along one of Guntersville's primary commercial corridors.
- **Strong Traffic Exposure** — Benefits from steady traffic flow and visibility.
- **Established Commercial Area** — Surrounded by established service, retail, and operational users.
- **Flexible Site Layout** — Acreage and layout provide flexibility for a variety of business uses.
- **Minutes from Lake Guntersville** - established retail nodes, and growing residential areas

Property Highlights

- **6,720 SF** total
- **Includes approximately 1,528 SF of storage** not currently heated/cooled
- **Flexible layout** ideal for service businesses, operations, or light retail
- **Situated on ±1.9 acres**, providing room for parking, laydown, or future improvements
- **Direct frontage on Alabama Highway 69** with strong visibility
- **Convenient access** to surrounding commercial activity and major traffic corridors
- **Interior & Exterior Functionality** — Well-suited for businesses requiring functional interior space along with exterior operational flexibility

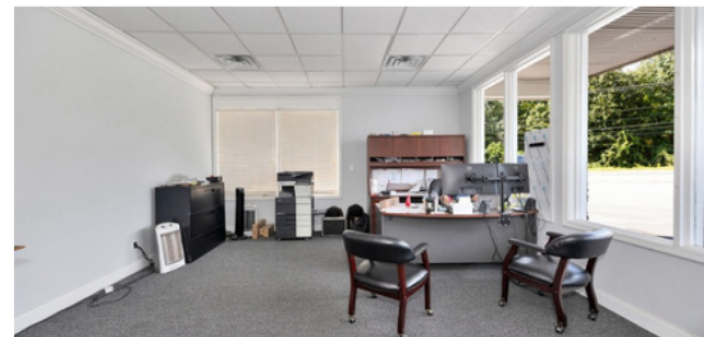


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Located along the shores of Lake Guntersville, one of Alabama's most popular recreational destinations, Guntersville offers a growing commercial market supported by a strong local population, tourism, and regional traffic. As the largest city in Marshall County, Guntersville serves as a hub for surrounding communities and attracts visitors year-round for boating, fishing, dining, shopping, and outdoor recreation. With continued residential and commercial growth, the area provides a strong customer base for businesses serving local residents, property owners, and visitors, making Guntersville an attractive market for service-oriented businesses seeking a strategic location for sale or lease.

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