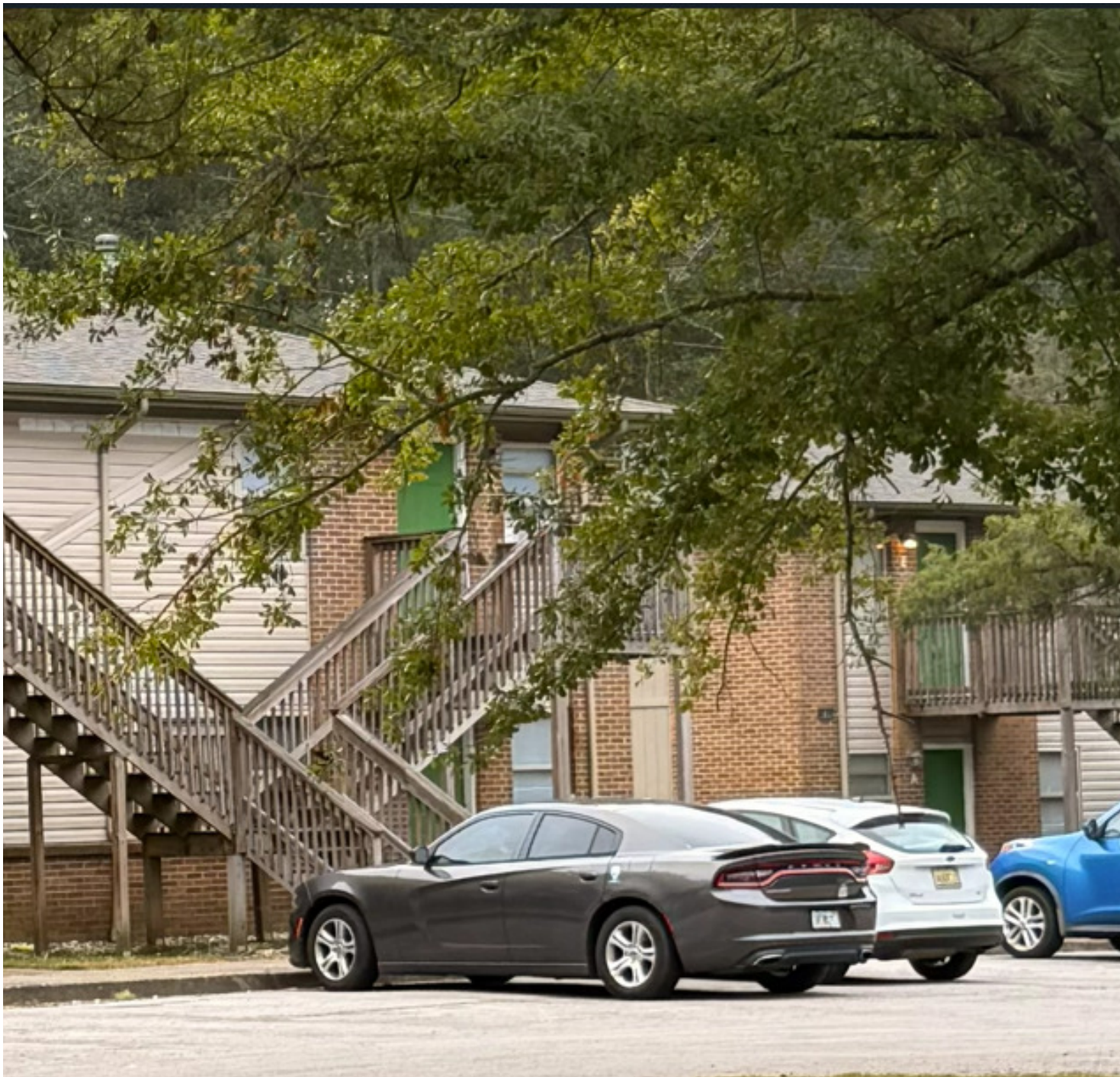


MULTIFAMILY PROPERTY FOR SALE --- \$750,000



COLLEGE COURT APARTMENTS

2601 Cole Street, Tuskegee, AL 36088



LEN JOHNSON

Broker

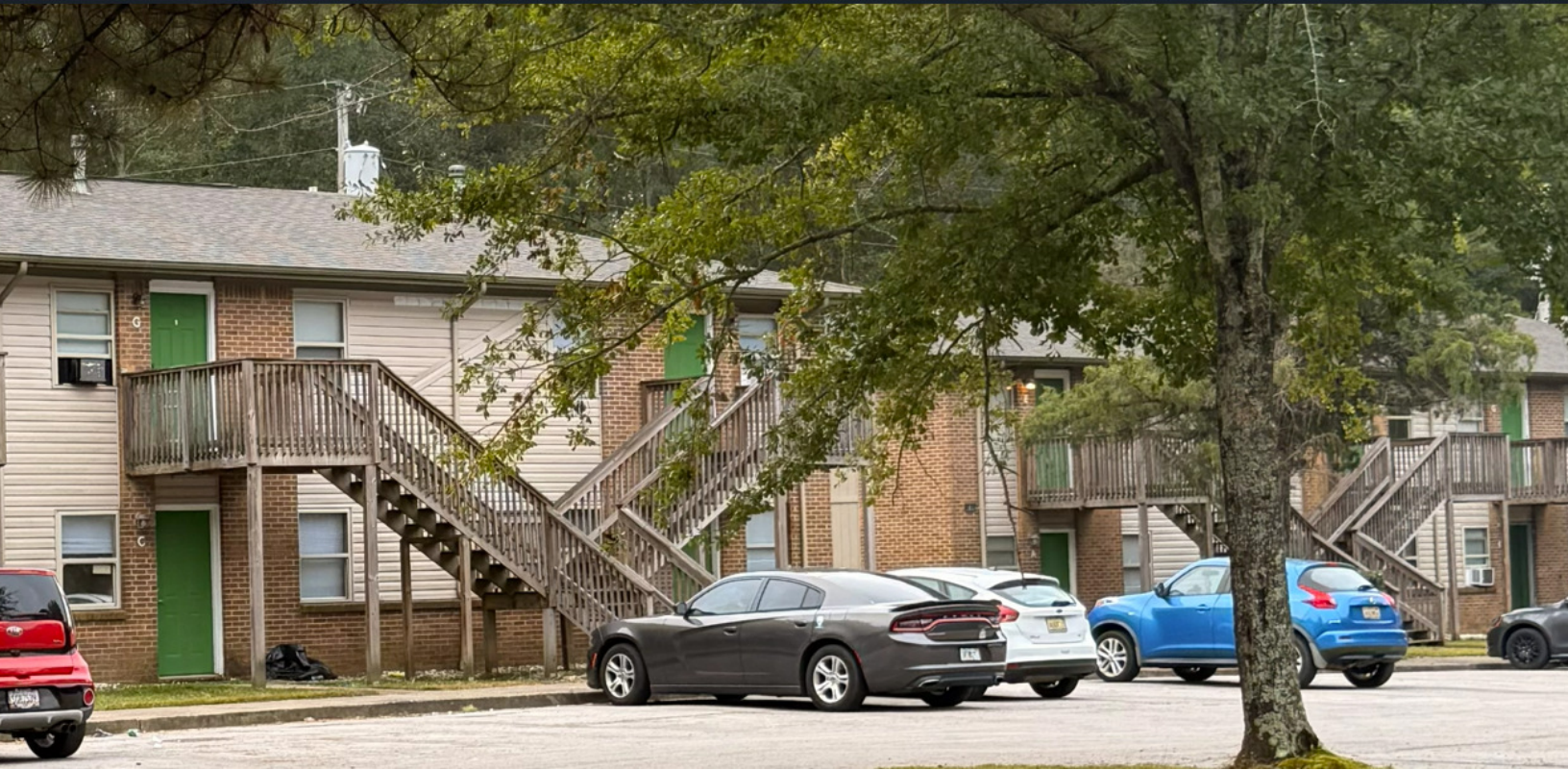
256.509.2078

lenjohnsonre@gmail.com

1200 WINNER AVE, SUITE B | HUNTSVILLE, AL 35805 | GATEWAYALABAMAREALTY.COM

COLLEGE COURT APARTMENTS

2601 Cole Street, Tuskegee, AL 36088



PROPERTY DESCRIPTION

Explore an exceptional investment opportunity with this multifamily property strategically located in Tuskegee, AL. This 14,210 SF building encompasses 24 mixed units, 16 two-bedroom one-bath units, 8 one-bedroom one-bath units, offering a valuable value-add opportunity. Built in 1986 and thoughtfully renovated in 2022, the property boasts a large 1.35-acre lot with ample parking. The property is being sold as is, presenting an enticing prospect for investors seeking the lowest price per door in Alabama. With its prime location and significant potential, this multifamily property sets the stage for a lucrative investment in the historic Tuskegee area.

PROPERTY HIGHLIGHTS

- 14,210 SF with 3 buildings
- 24 mixed units -- sixteen 2/1's and eight 1/1's
- Built in 1986, renovated in 2022-2023
- Value-add opportunity
- Large 1.35 acre lot with ample parking
- Sold as is with value add

OFFERING SUMMARY

Sale Price:	\$750,000
Number of Units:	24
Lot Size:	1.35 Acres
Building Size:	14,210 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	368	1,163
Total Population	119	735	2,390
Average HH Income	\$76,777	\$78,834	\$70,926

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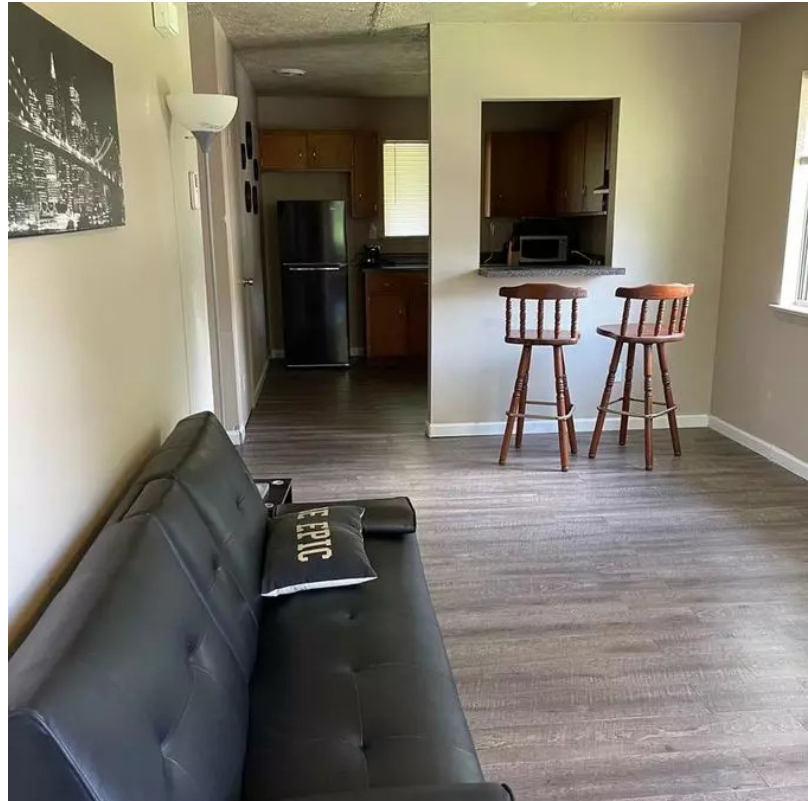
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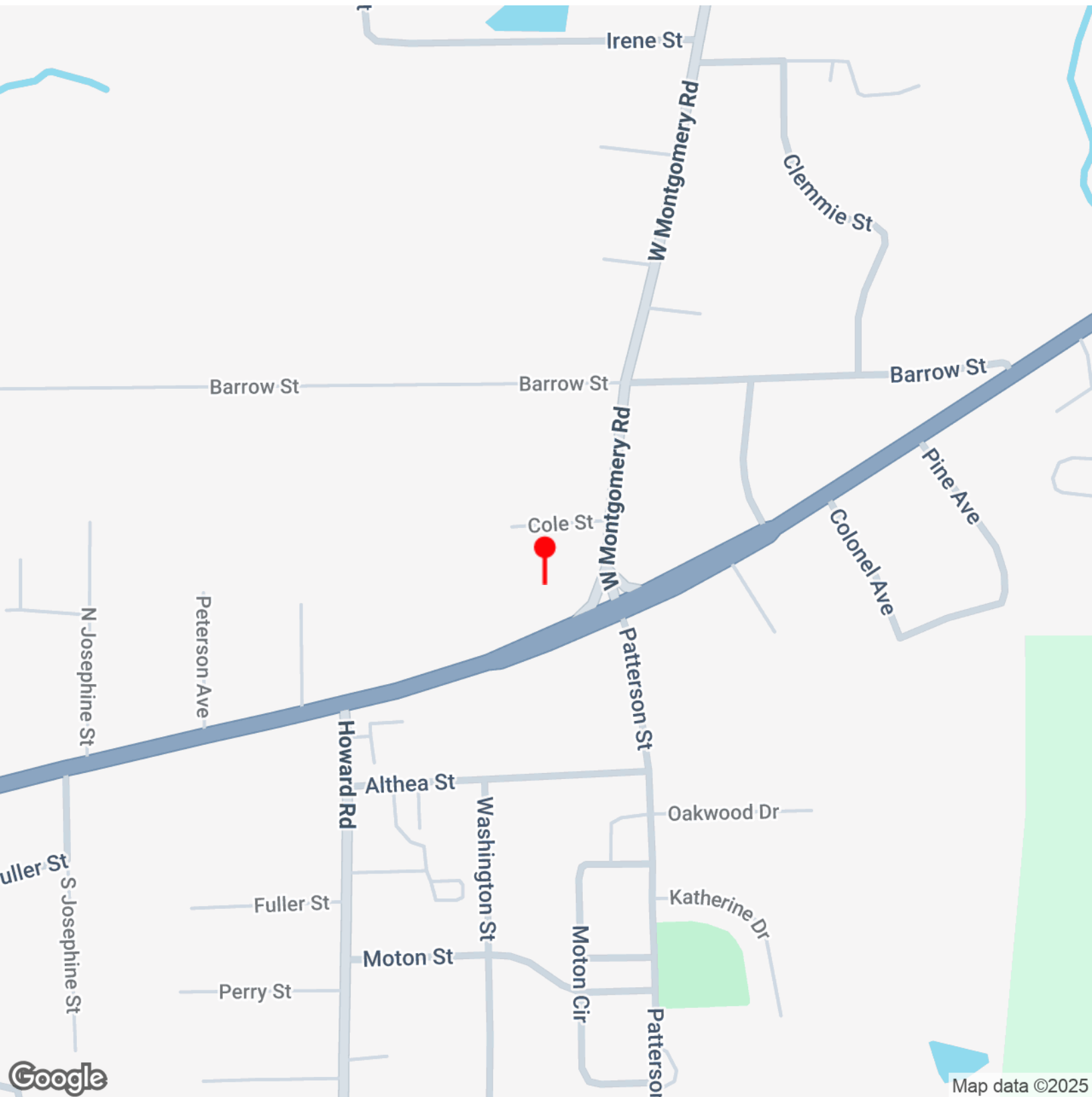
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AL #40398

PROFESSIONAL BACKGROUND

While being a Huntsville native, Len has enjoyed over 30 years actively working in the real estate field with the past 10 years specializing in investment real estate in north Alabama. Len specializes in the ever-increasing "HOT" multifamily real estate market of Huntsville and the surrounding areas. With Huntsville's recognized assets of a diverse economy, excellent educational institutions, a vibrant community, and the reputation as a leading center for technological innovation and aerospace industries has U.S. News naming Huntsville the No.1 place to live in America in 2023. These Huntsville assets are bringing investors from all over the nation to Huntsville's multifamily market as well as other real estate investment opportunities. Whether you are new to real estate investing or a seasoned investor, Len is a Huntsville broker you will want to work with.

Gateway Alabama Realty Group, LLC

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