

**SRS**

**STEPHENS REAL ESTATE SERVICES**

**FOR SALE – RETAIL CONDOMINIUM  
\$150,000 / 10% Cap Rate**



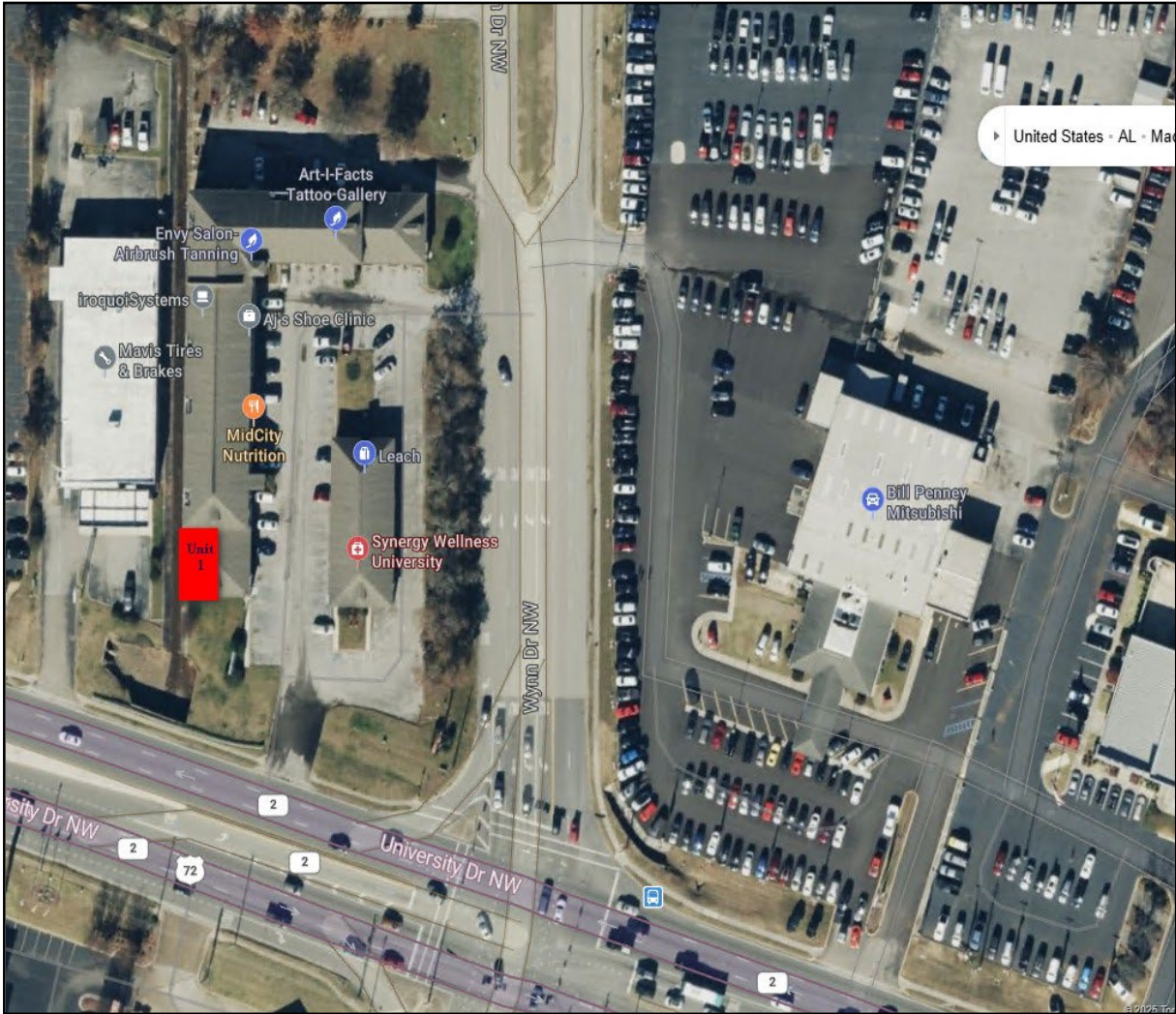
**4820 UNIVERSITY DRIVE, UNIT 1  
HUNTSVILLE, AL 35810**

**About The Property:**

**Located at the northwest intersection of University Drive and Wynn Drive  
4 years remaining on the lease, with 2, 5-year options for renewal  
800 SF End Cap with excellent visibility from University Drive  
45,000+ Traffic counts daily  
Zoned C-4, Highway Business  
Currently operating as a tobacco shop**

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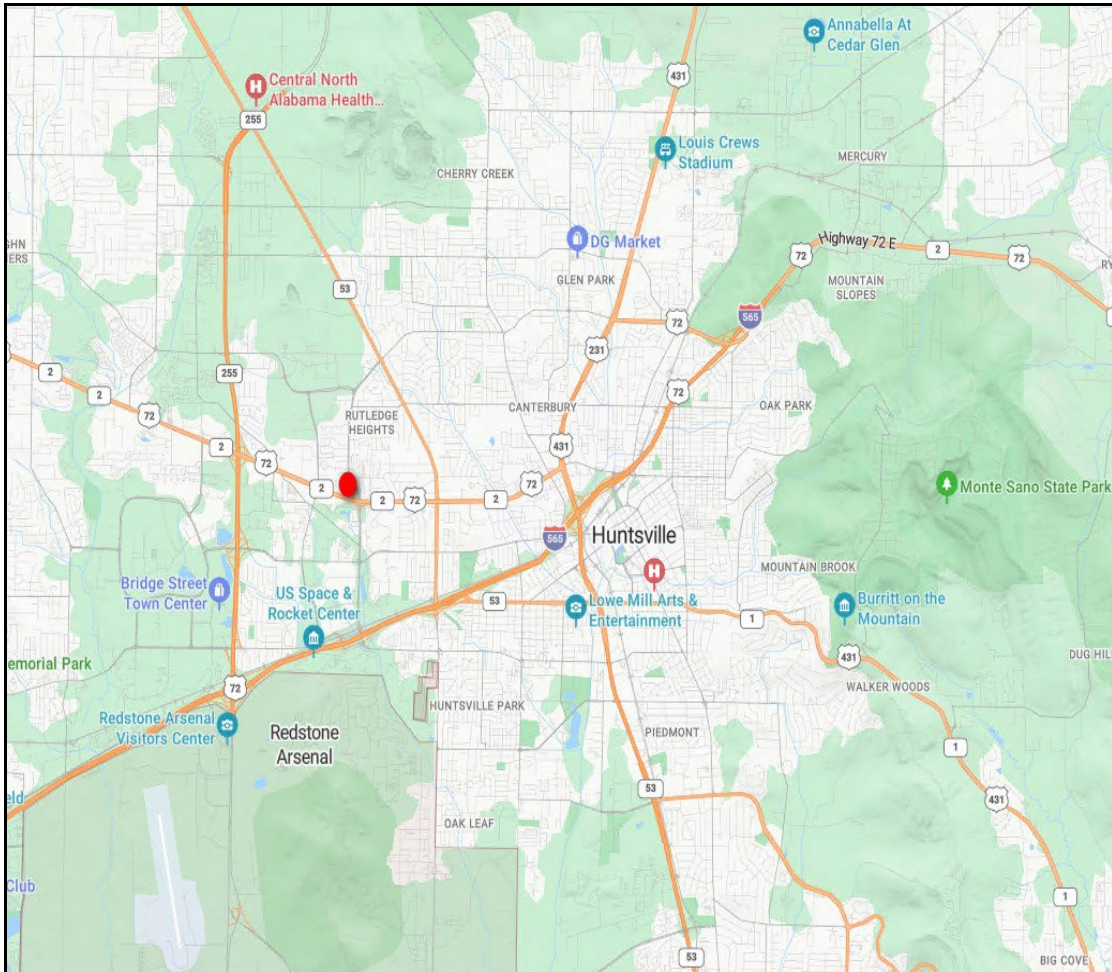
## STEPHENS REAL ESTATE SERVICES



Leigh Stephens, Broker 201 East Side Square, Ste. 13, Huntsville, AL 35801 (256) 652-0370 or (256) 533-7878

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