

MULTIFAMILY PROPERTY \$599,000



EXCEPTIONAL MULTIFAMILY DEAL IN HUNTSVILLE, AL

4009 Marie Avenue NW, Huntsville, AL 35816



LEN JOHNSON

Broker
256.509.2078
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1200 WINNER AVE, SUITE B | HUNTSVILLE, AL 35805 |

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PROPERTY DESCRIPTION

Introducing a compelling investment opportunity in Huntsville, Alabama. This impeccably maintained one-story property offers a total of six fully occupied units within a 2,797 SF building, providing a solid foundation for consistent rental income. Most recently renovated in 2026, the property showcases modern updates and amenities, ensuring tenant satisfaction and long-term retention. Zoning allows for multifamily that includes short-term rental use, this versatile asset presents a range of potential opportunities for income generation. With 100% occupancy, this turnkey investment promises immediate returns in a high-demand rental market. Excellent investment opportunity, 6 studio apartments, offers a current annual income of \$56,820 plus a lucrative pro-forma opportunity can provide revenue increase for entrepreneur investors that offer short-term rentals, these beautiful modern interiors with fresh a new exterior with great curb appeal are eye-catching, an ideal floor plan offers a spacious living area, open kitchen, alcove for dedicated bedroom area, new roof in 2018 appx., additional storage area that could be onsite laundry for additional income, convenient to all of Huntsville's most popular sites, Air-BnB and short-term rental is city approved. Pro forma opportunity! As the virtually staged listing shows a high interest for mid-term rentals at \$1,450 per unit. Don't miss your chance to capitalize on this attractive multifamily property, perfectly positioned for a lucrative venture in the thriving Huntsville area.

PROPERTY HIGHLIGHTS

- 6 studio apartments
- 100% occupancy
- City-approved AirBnB and short-term rental use
- New roof in 2018 appx.
- New modern exterior design
- Updated and upgraded interiors
- 2,797 SF building

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OFFERING SUMMARY

Sale Price:	\$594,900
Number of Units:	6
Lot Size:	0.34 Acres
Building Size:	2,797 SF
NOI:	\$39,774.00
Cap Rate:	6.69%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	247	977	4,284
Total Population	548	2,245	10,090
Average HH Income	\$45,349	\$52,783	\$53,313



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Building Name	Exceptional multifamily deal in Huntsville, AL
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
APN	14-08-33-1-002-021.000
Building Size	2,797 SF
Lot Size	0.34 Acres
Year Built	1974
Year Last Renovated	2026
Number of Floors	1
Average Floor Size	466 SF
Parking Spaces	11
Roof	appx. 2018 asphalt single
Free Standing	Yes
Number of Buildings	1

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- **6 studio apartments**
- **100% occupancy**
- **City-approved AirBnB and short-term rental use**
- **New roof in 2018 appx.**
- **New modern exterior design**
- **Updated and upgraded interiors**
- **2,797 SF building**
- **Pro forma mid-term rental at \$1,450/unit**

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LOCATION DESCRIPTION

Discover the potential of Huntsville, Alabama, a dynamic city known for its thriving economy and exceptional quality of life. As a hotbed for technology and innovation, Huntsville draws a steady influx of professionals seeking new opportunities, making it an ideal location for a multifamily or high-rise investment. The area boasts close proximity to notable attractions such as the U.S. Space & Rocket Center, Redstone Arsenal, and Cummings Research Park, creating a vibrant and engaging environment for residents. With a robust job market and a diverse range of cultural and recreational amenities, Huntsville offers a compelling proposition for investors looking to capitalize on the city's growth and desirability.

EXTERIOR DESCRIPTION

Brick exterior with 2018 appx. roof installation

INTERIOR DESCRIPTION

Open kitchen, spacious living area, alcove for dedicated bedroom area, walk-in closet, pantry, roomy full bath . . .

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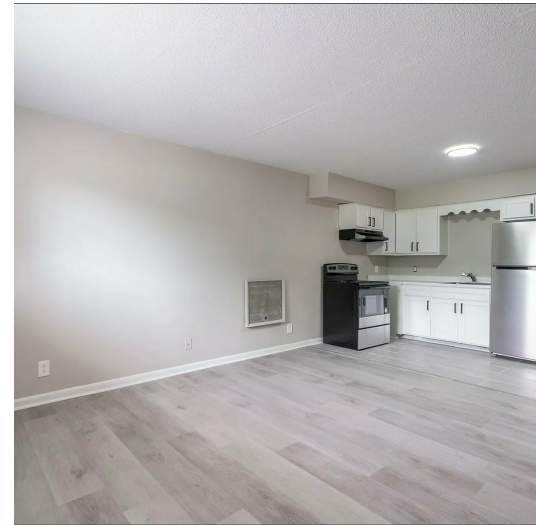
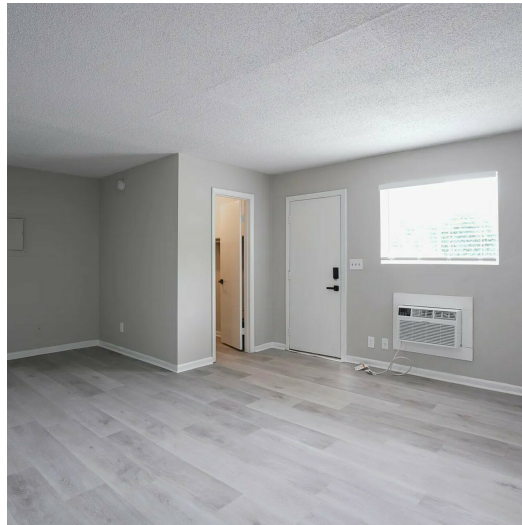
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FURNISHED UNITS ARE VIRTUALLY STAGED

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4009 MARIE AVENUE NW, HUNTSVILLE, AL 35816

Excellent investment opportunity in Huntsville: fully occupied 6-unit studio apartment property with \$56,820 in current actual annual rental income, 11 parking spaces, and multiple potential paths to increase returns.

This one-level multifamily property includes six studio apartments totaling approximately 2,797 sq. ft. on a 0.34-acre lot with a practical, easy-to-manage layout. The property is currently 100% occupied, providing immediate income from day one.

The property features updated studio interiors, refreshed exterior appeal, open kitchen layouts, dedicated living/sleeping areas, convenient off-street parking, and newer roof. Current rent roll and information regarding capital improvements invested into the property are available upon request.

The location offers a major advantage for both traditional and furnished rental strategies. The property is conveniently located near UAH, MidCity, downtown Huntsville, Redstone Arsenal, Huntsville hospitals, shopping, dining, and major employment drivers, creating appeal for students, traveling professionals, medical workers, and long-term residents.

A key differentiator is that the City has provided written confirmation that short-term rental use is allowed at this property, giving a buyer flexibility that is not available with many Huntsville properties. In addition, virtual staging and mid-term rental market testing have shown strong interest at approximately \$1,450/month per unit, creating potential furnished rental upside.

Additional upside strategies may include self-management, continued rent growth, furnished mid-term rental use, and adding paid on-site laundry in the existing utility area, where there appears to be room for a commercial washer/dryer setup.

This is a rare opportunity to acquire a stabilized, fully occupied 6-unit property with current income, documented rental demand, flexible use potential, 11 parking spaces, and multiple ways to improve returns over time.

Occupied-unit inspections to be completed after accepted offer. Buyer to verify all information, including square footage, zoning, rental income, expenses, short-term/mid-term rental use, laundry possibilities, parking, and future income

PHOTOS INCLUDED ARE PRIOR TO LEASE UP WHILE FURNISHED PHOTOS ARE VIRTUALLY STAGED

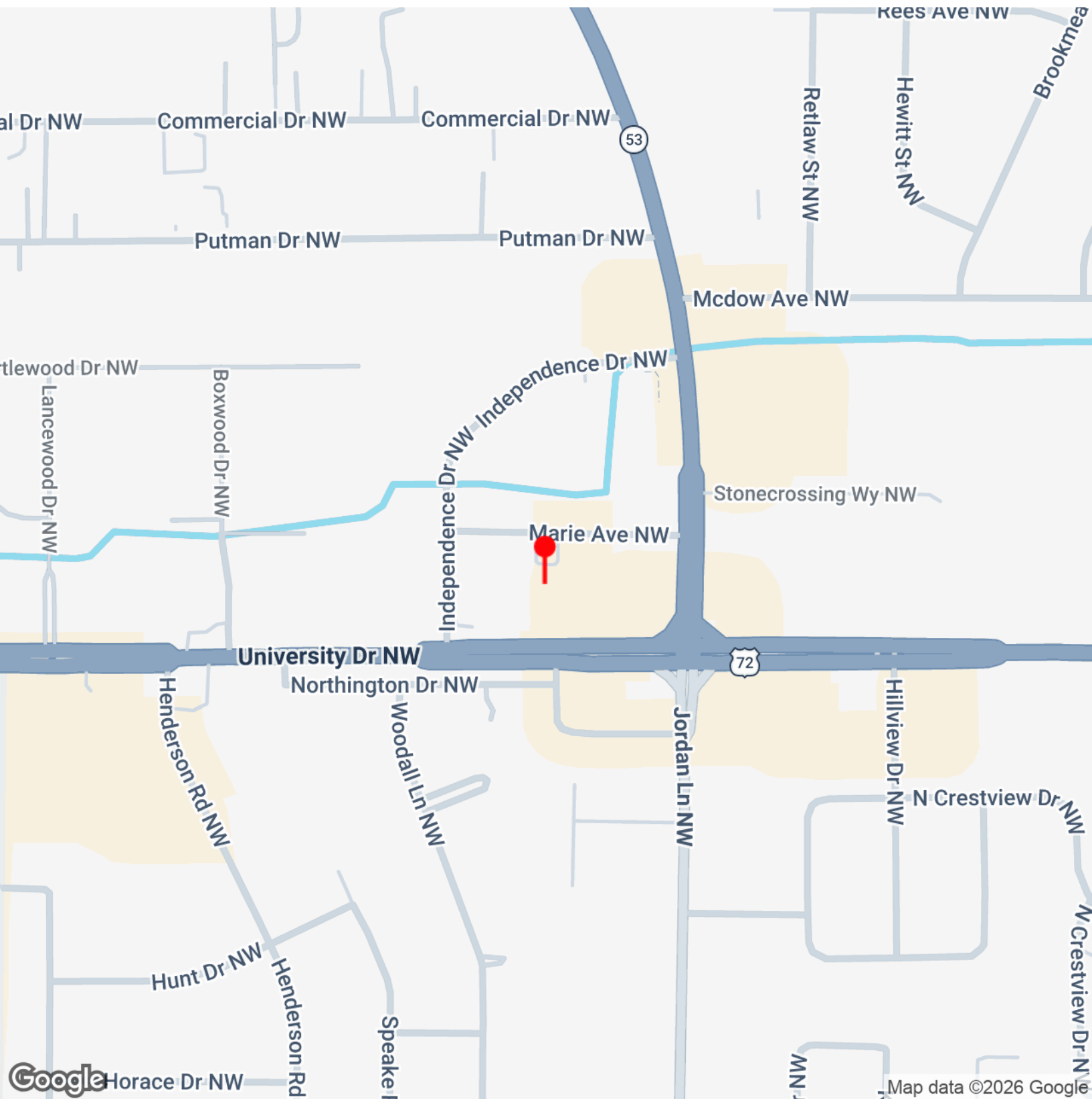
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AL #40398

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. 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 the Huntsville broker you will want to work with.

Gateway Alabama Realty Group, LLC

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