

Mixed Use Property

For Sale – Prime Location Downtown Huntsville

415 Church St NW | Huntsville, AL 35801

For Sale 21,042 Sq Ft
Located in Opportunity Zone



Property Highlights

- Purchase Price: \$5,500,000
- Total Building Area: ±21,042 SF
- Multi-Building Configuration (4 buildings)
- Prime Downtown Huntsville Location
- Opportunity Zone Investment
- Excellent Parking Ratio
- Ideal for owner/user or investor/developer
- Strong Demographics & Population Growth
- Convenient Access to I-565 & Hwy 431
- Flexible layout supports multi-tenant occupancy
- Positioned in a booming growth market with continued downtown redevelopment
- Close proximity to major employers, government facilities, and entertainment venues
- Strong long-term appreciation potential driven by Huntsville's expanding economy



NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

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Mixed Use Property in Opportunity Zone Downtown Huntsville

415 Church St NW | Huntsville, AL 35801

For Sale
~21,042 Sq Ft

Site Plan



Building B, C
4,666^{SF}



Building A
15,416^{SF}



Building D
2,466^{Sf}

Church Street



Mixed Use Property in Opportunity Zone Downtown Huntsville

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For Sale
~21,042 Sq Ft

Details & Photos

Positioned in the heart of downtown Huntsville, 415 Church Street presents a rare opportunity to acquire a multi-building asset in one of Alabama's fastest-growing markets. Offered at \$5,500,000, this ~21,042 SF property is ideally suited for an investor or owner/user seeking a strategic foothold in a high-demand urban core.

The property consists of three buildings across four structures, including:

Building A ±15,416 SF

Buildings B & C (combined) ±4,666 SF

Building D ±2,466 SF

This versatile layout allows for a variety of uses, including office, creative workspace, mixed-use, or redevelopment potential. The site benefits from an excellent parking ratio, a rare and valuable feature in downtown environments.

Located within a designated Opportunity Zone, the property offers potential tax advantages for investors while being surrounded by Huntsville's ongoing economic expansion, fueled by technology, aerospace, and defense industries. With immediate access to I-565 and Highway 431, connectivity throughout the region is seamless.



Details & Photos

Address

415 Church Street NW, Huntsville, AL 35801

Submarket

Downtown Huntsville

Square Feet

21,042 SF

Parcel Size

~2.78 Acres

Zoning

CBD Commercial Use-C3 - Opportunity Zone

Walkability

Walkable to Dining, Retail & Amenities

Asset Age

Fully renovated in 2007

Number of Buildings

4

Parking

4.87/1,000 SF

Sale Price:

\$5,500,000



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Details & Photos



Property Photos



15,416^{SF}

Building A Highlights

15,416 SF, CBD Commercial Use building, located in Opportunity Zone, on Church Street NW, providing high visibility and easy access to I-565, Memorial Parkway, and Downtown amenities and Attractions.

Asset Age: Fully Renovated in 2007
Property Type: CBD Commercial
Building Size: 15,416 SF



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Details & Photos



Property Photos



7,132^{SF} Combined

Building B, C, D Highlights

15,416 SF, CBD Commercial Use building, located in Opportunity Zone, on Church Street NW, providing high visibility and easy access to I-565, Memorial Parkway, and Downtown amenities and Attractions.

Asset Age: Fully Renovated in 2007
Property Type: CBD Commercial
Building Size: B&C: 4,666 SF
D: 2,466 SF



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Property Photos

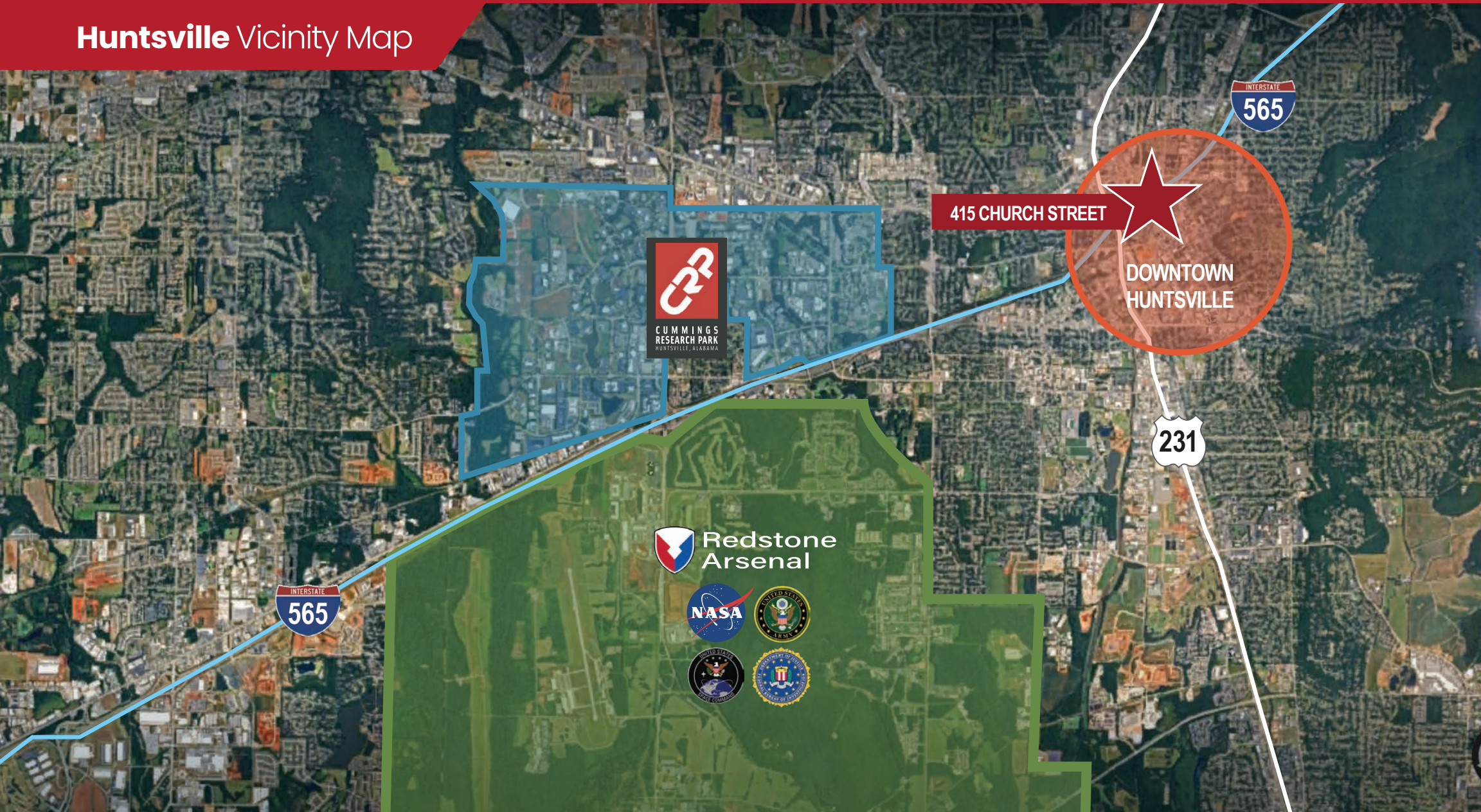


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Huntsville Vicinity Map



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Downtown Amenities

Recently Completed

- 1 Mars Music Hall
- 2 Rythm on Monroe
- 3 Redstone Federal Credit Union
- 4 AC Hotel
- 5 Curio Collection by Hilton
- 6 Avenue - Mixed Use

Under Development

- 1 Constellation
- 2 225 Holmes Avenue
- 3 Hampton House Hotel
- 4 City Center
- 5 Federal Courthouse

Planning/Design

- 1 Town Hall
- 2 Coca-Cola Site, Front Row
- 3 Hyatt Hotel

On-Site

- 1 Mason Dixon Bakery & Bistro



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About the Area

DEFENSE Impact



108,000
DIRECT/INDIRECT JOBS



\$30 BILLION
FEDERAL IMPACT



1 in 5 Jobs
DEFENSE RELATED



70
DIFFERENT
Federal Organizations

From defense to engineering, biotech, health care, advanced technology and automobile manufacturing, Huntsville's fast-growing region has written an astonishing success story of investment, expansion and job creation.



#3

"Best Place to Live in the U.S."



Future of Tech

"...is in These Three Cities, Including Huntsville"



Best Place

"...to Live for America's New Tech Hubs"



#1

"Best City for STEM Workers in America"



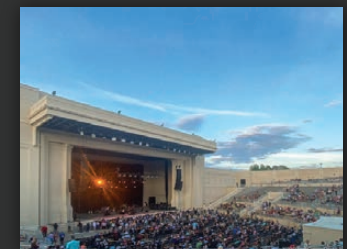
#11

"Job market in the nation"

Military, telecommunications, biotechnology, space, diversified manufacturing and many emerging specialties provide challenging work in delightful surroundings. The area enjoys a favorable cost of living and quality of life. Mountains, lakes, woodlands and the Tennessee River accommodate numerous recreational activities. A temperate climate enhances the season for outdoor sports, including world-class golf, hiking, biking, and fishing. Major concerts, Broadway and symphony performances, extensive permanent art collections and traveling exhibitions contribute to a wonderful way of life. Huntsville is proven to be one of the strongest markets in the Southeast, with unprecedented stability and the lowest vacancy rate in the region during economic downturns, outperforming competing markets due to its diversified economy. The unique resilience of the market is driven by dynamic demand from the Redstone

Arsenal, NASA's Marshall Space Flight Center, and from like minded tenants looking to co-locate in the Cummings Research Park. In addition, the private sector market is thriving and stands on its own as well with a burgeoning tech and auto industry influence, among others.

- Aerospace companies employ nearly 38,000 people in Huntsville, Madison County and Alabama.
- Huntsville is the location of choice for the best and brightest engineers and scientists.
- Highest concentration of engineers and tech workers in the country.
- Huntsville offers these workers a high quality of life with a low cost of living, a dynamic education system, and a proactive business community offering the infrastructure necessary for business growth.



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