

**FOR SALE**

## Investment Opportunity - Governors West Corridor 5,000+ SF on 0.37 Acres

302 Triana Blvd NW  
Huntsville, AL 35805

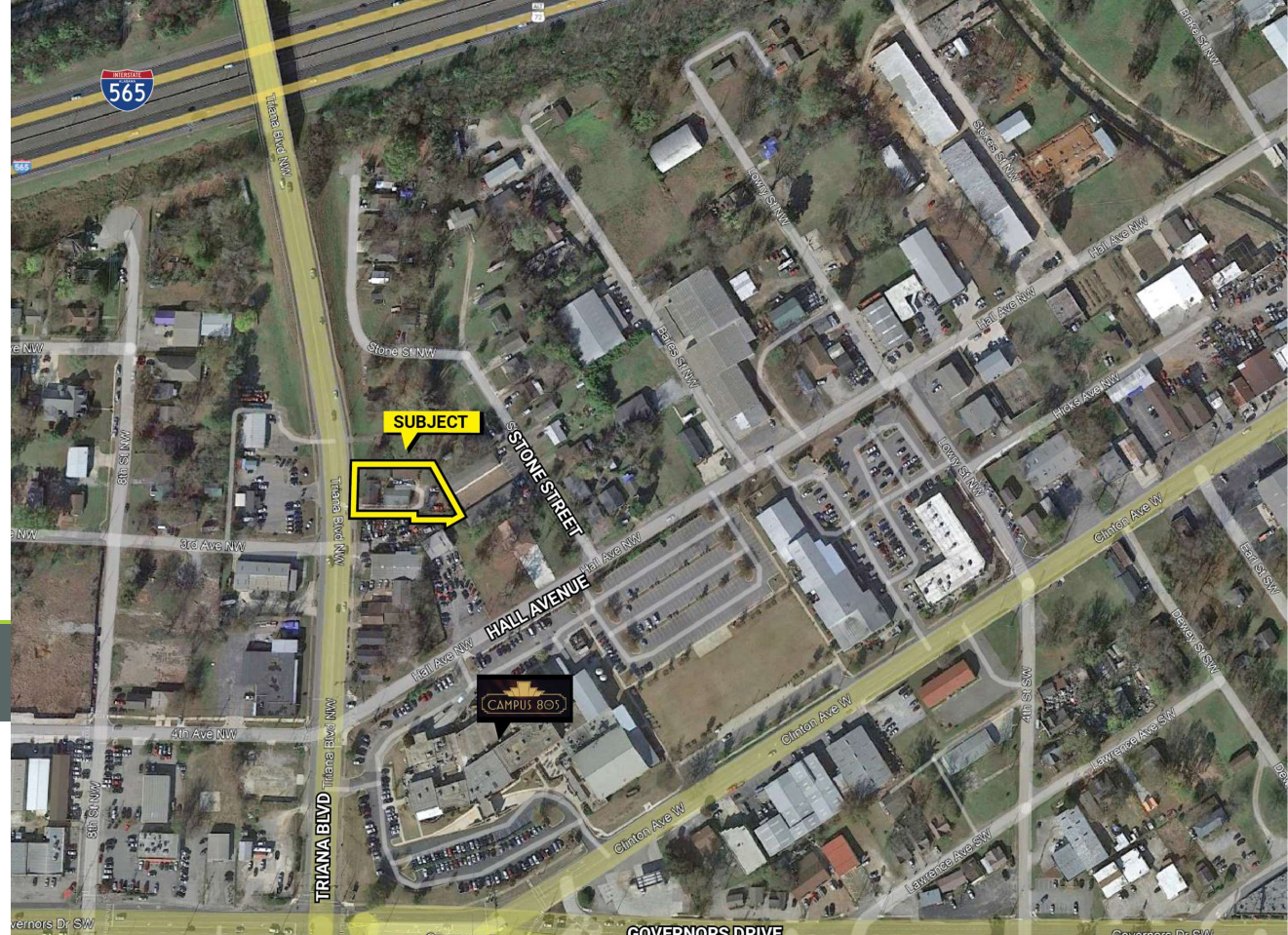
**BUILDING SIZE** 5,237 SF

**SITE SIZE** 0.37 Acres

**SALE PRICE: \$450,000**

### INVESTMENT HIGHLIGHTS

- Investment opportunity includes two office/residential buildings and two storage buildings comprising 5,235 sf and situated on 0.37 acres
- Short term leases in place on all four buildings
- New roofs installed in 2021 on both office/residential buildings
- Situated in the Governors West Corridor
- Located just outside the Butler Green Entertainment District
- Steps away from "purple cup" boundary



### LOCATION DESCRIPTION

302 Triana Boulevard presents a prime opportunity to invest in Huntsville's path of progress - The Governors West corridor. Located just outside the Butler Green Entertainment District, this property is literally steps away from the purple cup district and surrounded by an array of entertainment and dining options Stovehouse and Campus 805 are within easy walking distance. This prime investment opportunity is poised to benefit from Huntsville's continued economic expansion and strategic position in the Southeast market.



*Information deemed reliable; not guaranteed.*

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**STOVE HOUSE**  
• Live Music  
• Event Center  
• Dining  
• Shopping

**CAMPUS 805**  
• Bars • Breweries • Food  
• Entertainment • Live Music



**THE FOUNDRY**  
• 4 residential buildings  
• 342 Class A multi-family units  
• 9,900 SF commercial space  
• 5,500 SF retail/dining spaces



**THE MURAL @ STOVEHOUSE**  
• 200 luxury residential units

**LOWE MILL**  
ARTS & Entertainment  
Huntsville, Alabama

**DOWNTOWN HUNTSVILLE**

**GOVERNORS DRIVE**

**Memorial Parkway**

WHOLE FOODS

Chaps ULTA

Parkway Place

ALDI