

\$1,999,999.00



COTTAGES AT 3004

3004 Clopton St SW, Huntsville, AL 35805



LEN JOHNSON

Broker

256.509.2078

lenjohnsonre@gmail.com

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PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Huntsville, AL: The meticulous restoration work recently performed has given new life to this piece of history. This 28 unit apartment complex originally constructed in 1950 and now thoughtfully and perfectly renovated in 2025, maximizing its strong appeal to savvy investors. Situated in the thriving southwest Huntsville area, it offers convenient access to Redstone Arsenal, the University of Alabama in Huntsville, and Space Station new home. Further enhancing its desirability, it is in close proximity to the Merrimac Theatre, Braham Spring Park, and the iconic Milton Frank Stadium. This multifamily gem presents a unique chance to capitalize on a well-established, income-generating property in an evolving market.

PROPERTY HIGHLIGHTS

- 11,368 SF building with 28 studio units
- Priced below \$72,000/door
- Major renovations tastefully performed in 2025
- New energy efficient windows with lifetime warranty
- Premium updated and upgraded units
- New H/A units installed

OFFERING SUMMARY

Sale Price:	\$1,999,999
Number of Units:	28
Lot Size:	1.27 Acres
Building Size:	11,368 SF
NOI:	\$139,528.00
Cap Rate:	6.98%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	755	1,651	5,010
Total Population	1,680	3,637	11,248
Average HH Income	\$52,569	\$50,364	\$51,418

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UNIT TYPE	BATHS	COUNT	SIZE SF	RENT	RENT/SF	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF
Studio	1	28	360 SF	\$775	\$2.15	\$555	\$775	\$800	\$2.22
TOTALS/AVERAGES		28	360 SF	\$775	\$2.15	\$555	\$775	\$800	\$2.22

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- Major renovations tastefully performed in 2025
- New energy efficient windows with lifetime warranty
- Premium updated and upgraded units
- New H/A units installed
- New private luxury on-site laundry room
- New modern exterior has tremendous curb appeal
- New modern accent privacy fencing adds curb appeal
- New exterior decorative lighting provides appeal and security
- Close proximity to Redstone Arsenal
- Near University of Alabama in Huntsville
- Close to Merrimac Theatre
- Convenient to Braham Spring Park
- Short distance to Milton Frank Stadium



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Sale Price

\$1,999,999**PROPERTY INFORMATION****LOCATION INFORMATION**

Building Name	Cottages at 3004
Street Address	3004 Clopton St SW
City, State, Zip	Huntsville, AL 35805
County	Madison
Market	Huntsville
Sub-market	Southwest Huntsville
Cross-Streets	Clopton and Drake

Property Type

Multifamily

Property Subtype

Low-Rise/Garden

Lot Size

1.27 Acres

APN #

17-02-10-1-005-018.000

Lot Frontage

297 ft

Lot Depth

185 ft

Corner Property

No

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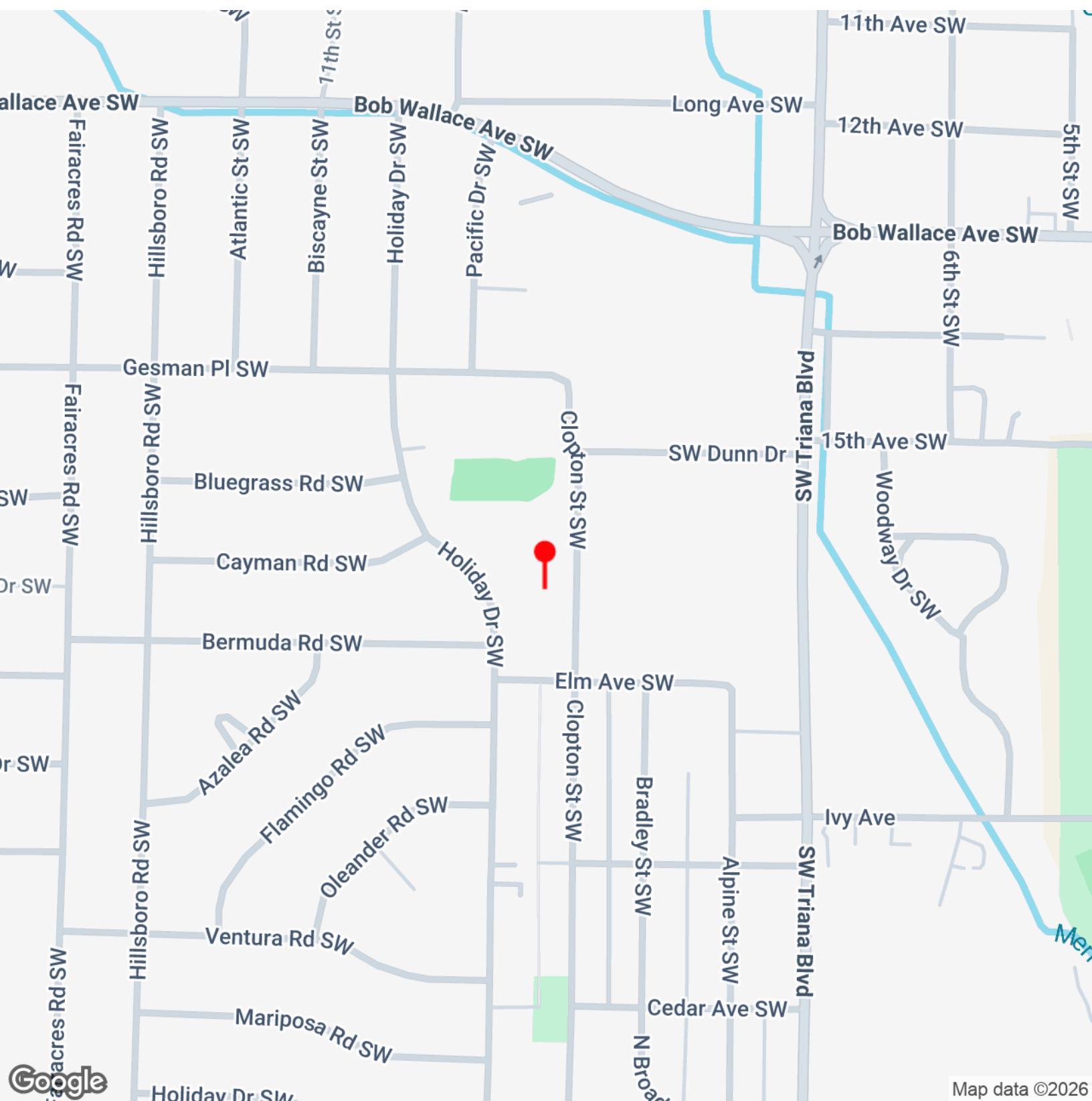
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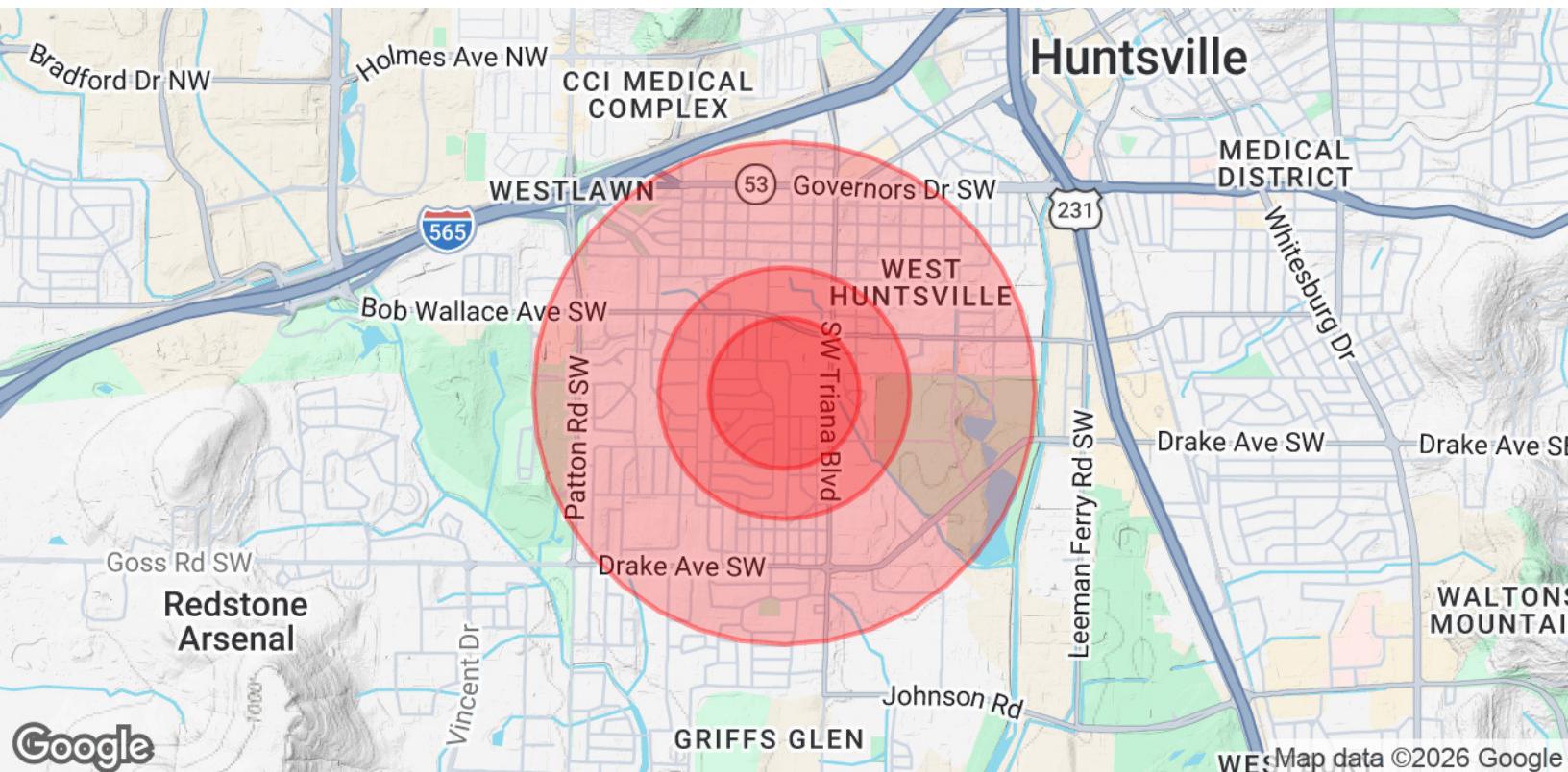
Map data ©2026

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**POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,680	3,637	11,248
Average Age	36	37	36
Average Age (Male)	35	36	36
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	755	1,651	5,010
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$52,569	\$50,364	\$51,418
Average House Value	\$155,105	\$207,229	\$250,622

Demographics data derived from AlphaMap

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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 had U.S. News name 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

1200 Winner Ave Suite B

Huntsville, AL 35805

256.379.3834

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256.509.2078

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