

**\$1,999,999.00**



# **COTTAGES AT 3004**

3004 Clopton St SW, Huntsville, AL 35805



**LEN JOHNSON**

Broker

256.509.2078

lenjohnsonre@gmail.com

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



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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

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**OFFERING SUMMARY**

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

<b>DEMOGRAPHICS</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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
<b>TOTALS/AVERAGES</b>		<b>28</b>	<b>360 SF</b>	<b>\$775</b>	<b>\$2.15</b>	<b>\$555</b>	<b>\$775</b>	<b>\$800</b>	<b>\$2.22</b>

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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**

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

**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

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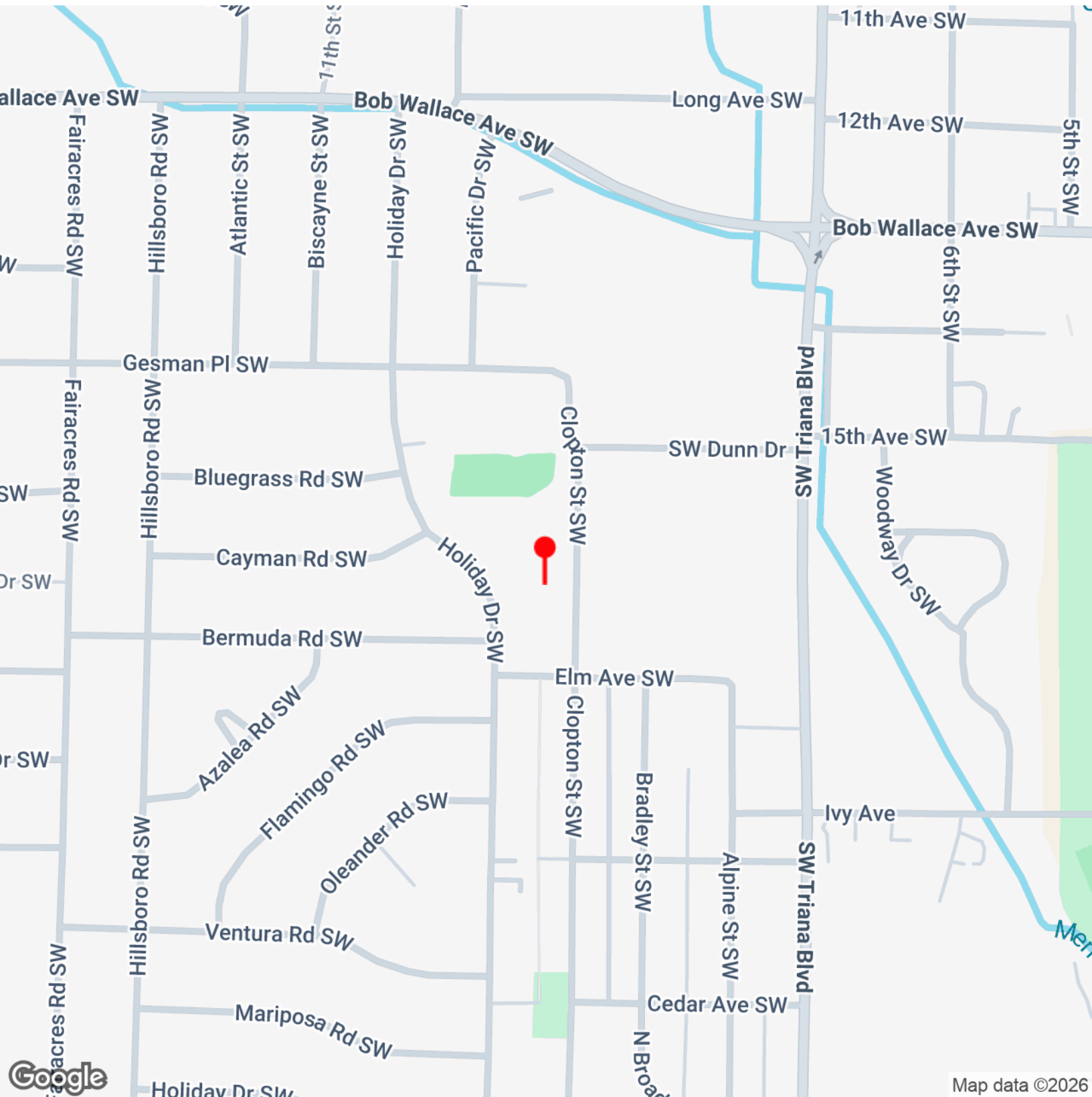
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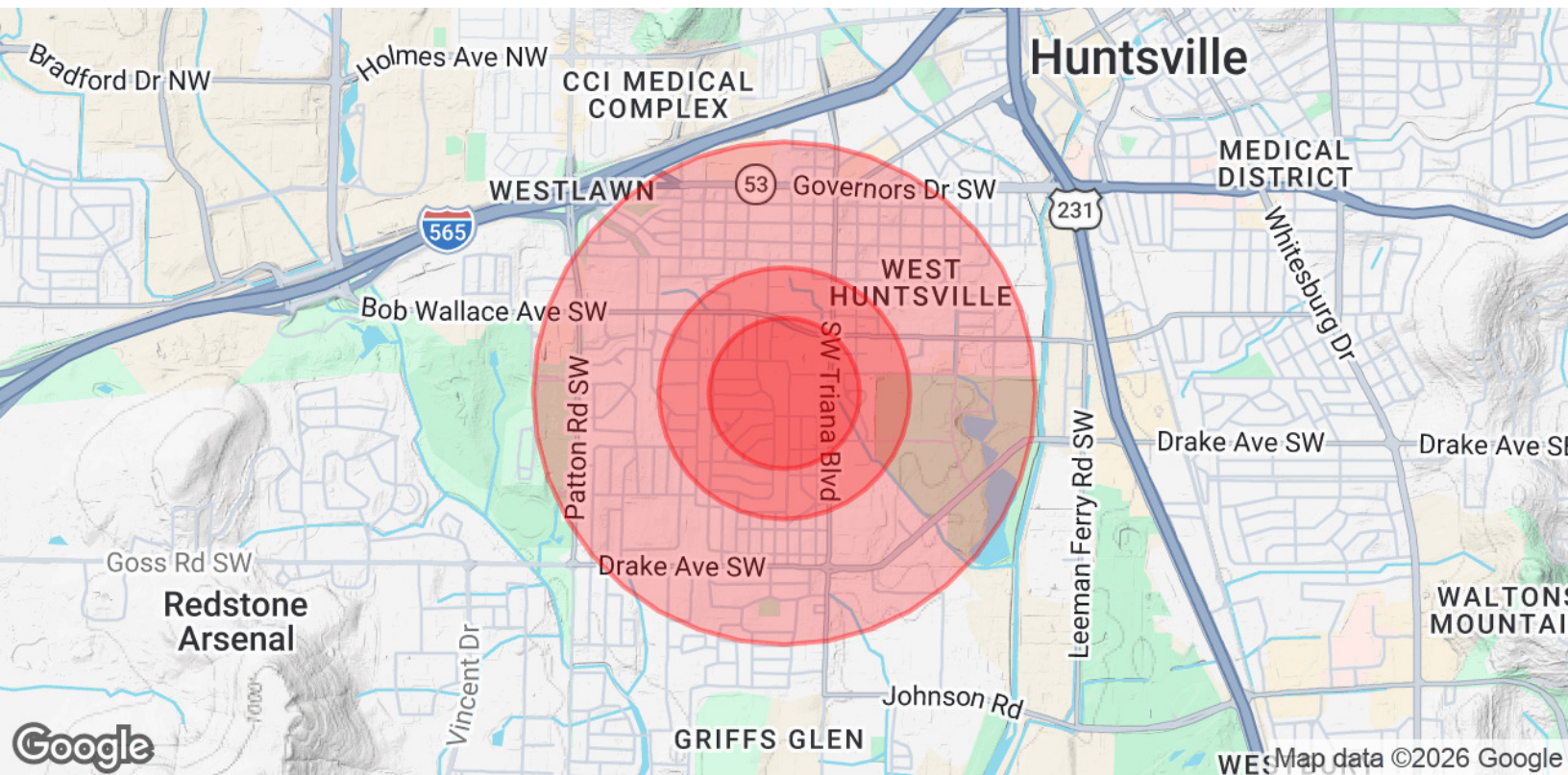
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**POPULATION****0.3 MILES****0.5 MILES****1 MILE**

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.

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256.379.3834**LEN JOHNSON**

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