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STEPHENS REAL ESTATE SERVICES

FOR SALE – RETAIL CONDOMINIUM
\$150,000 / 10% Cap Rate



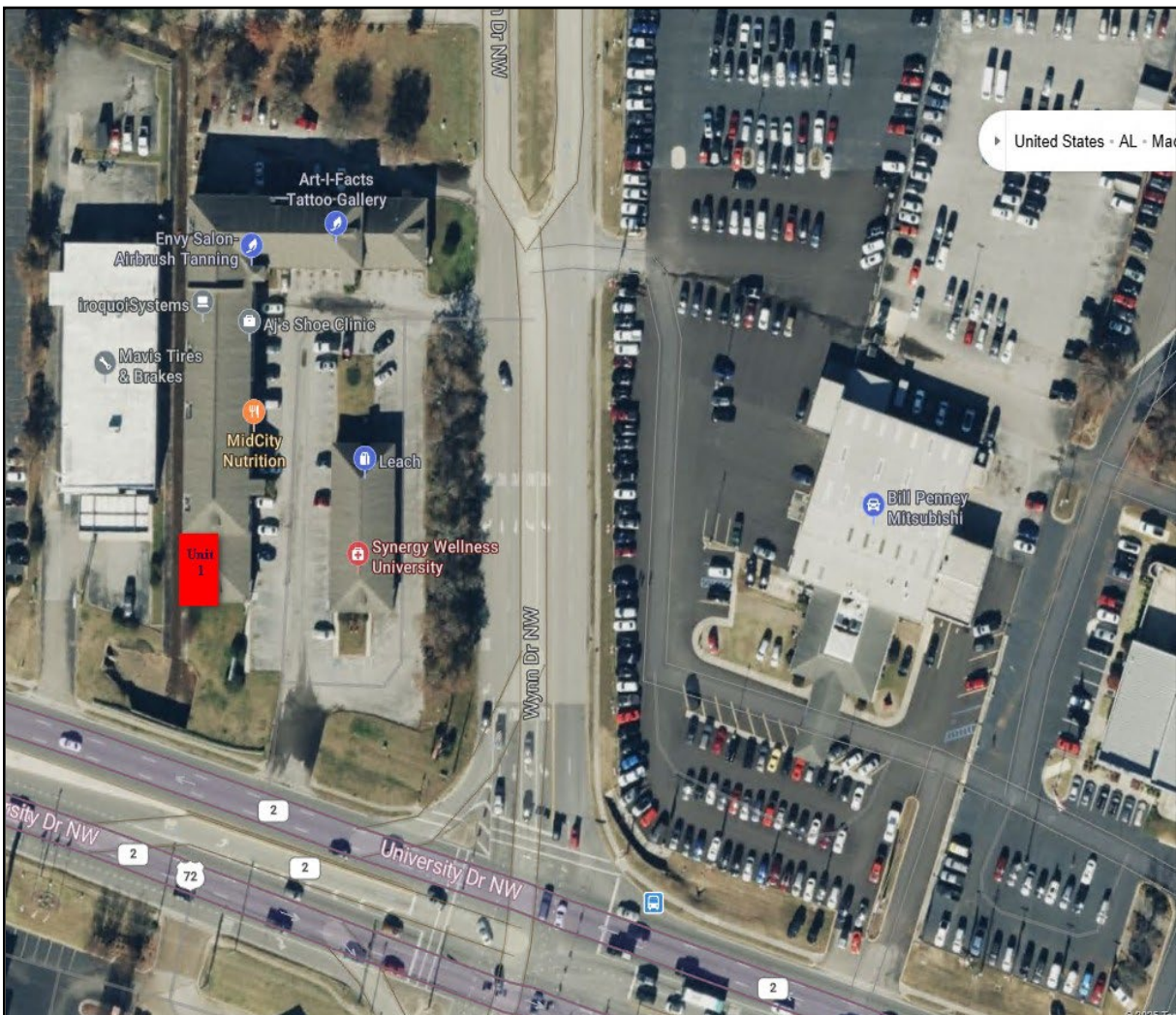
4820 UNIVERSITY DRIVE, UNIT 1
HUNTSVILLE, AL 35810

About The Property:

Located at the northwest intersection of University Drive and Wynn Drive
4+ years remaining on the lease, with 2, 5-year options for renewal
1,500 SF End Cap with excellent visibility from University Drive
45,000+ Traffic counts daily
Zoned C-4, Highway Business
Currently operating as a tobacco shop

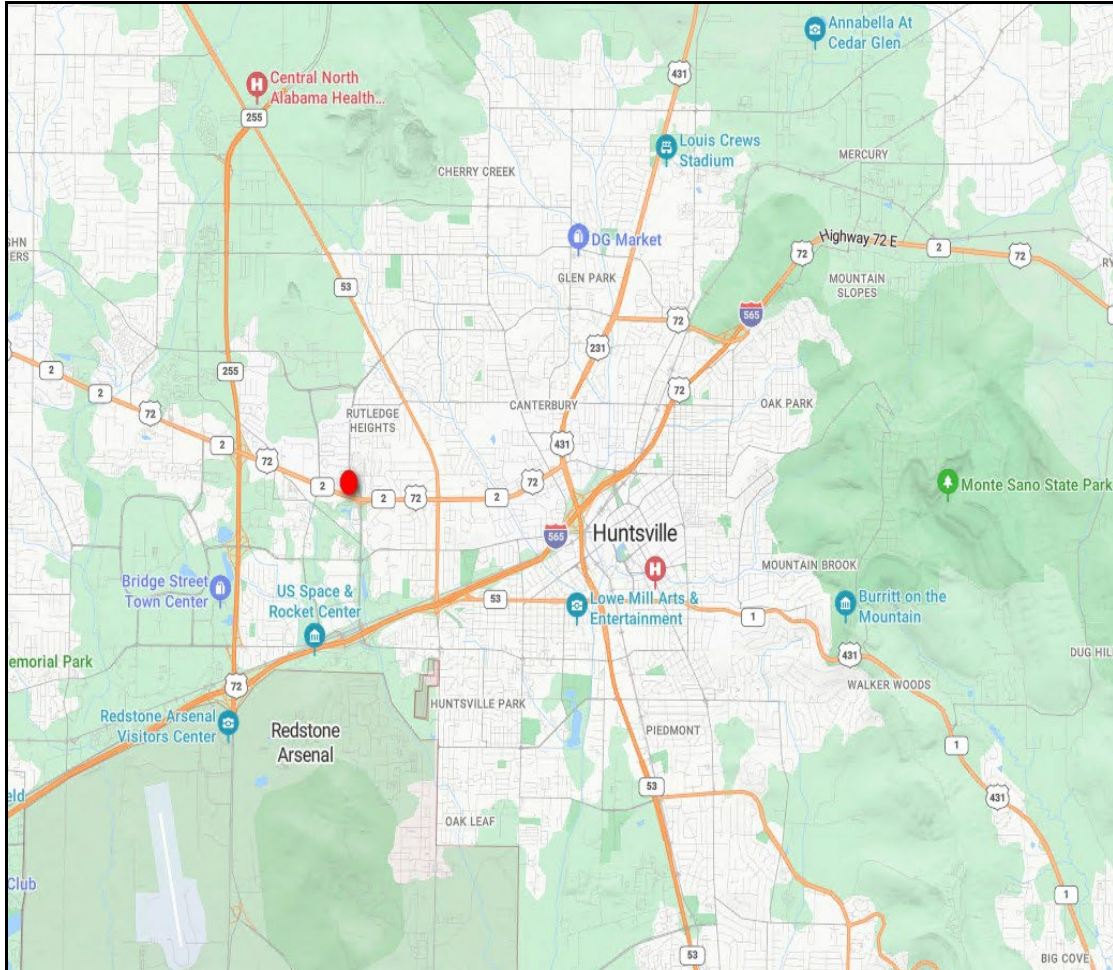
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Leigh Stephens, Broker 203 East Side Square, Ste. 7, Huntsville, AL 35801 (256) 652-0370 or (256) 533-7878

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