

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

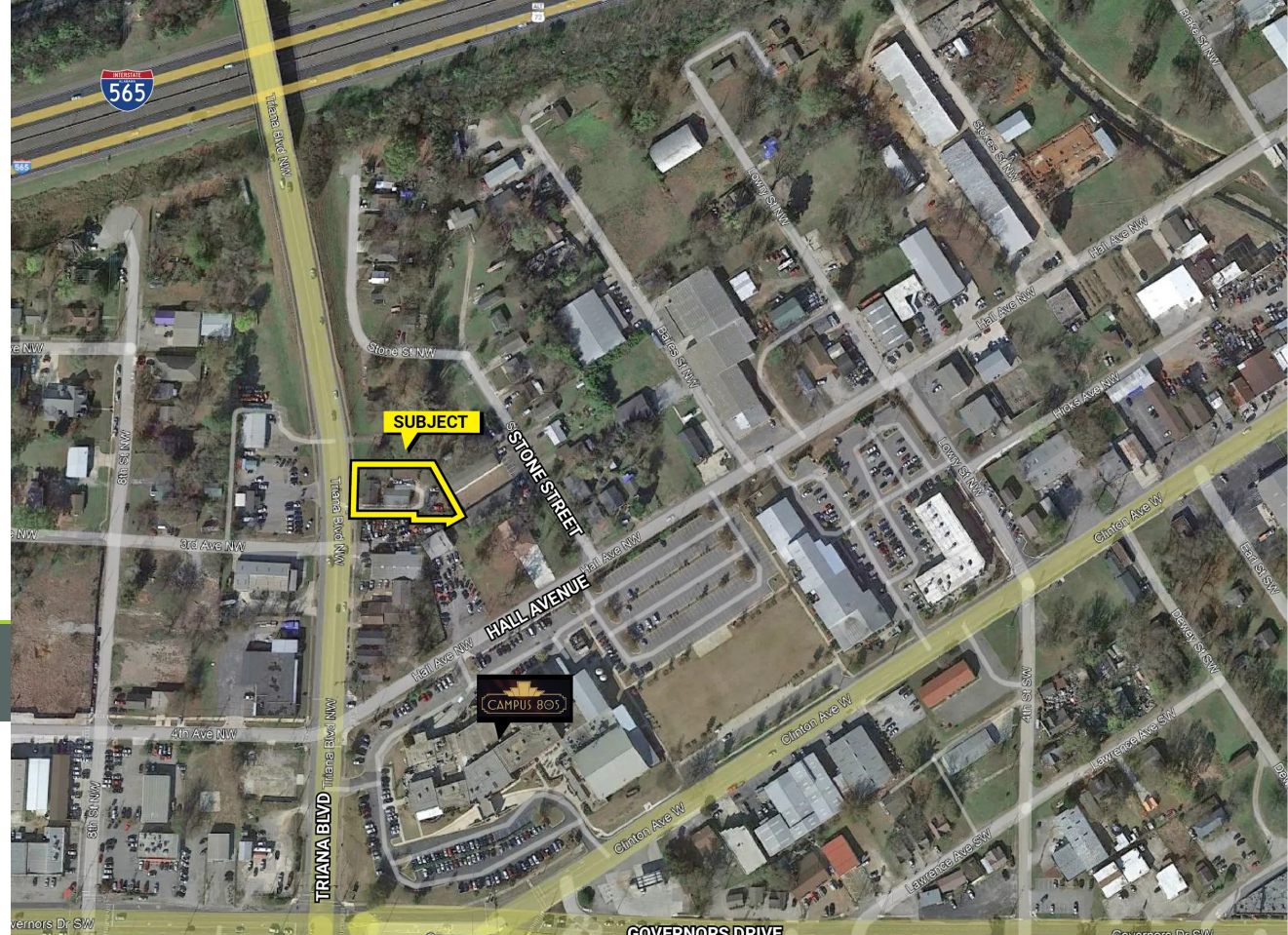
SITE SIZE 0.37 Acres

IMPROVED PRICE: \$375,000

PREVIOUSLY LISTED AT \$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 three 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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Improvement:	SF	Description	Status
Building A:	920	Office Building	Vacant
Building B:	1,500	Warehouse	Leased
Building C:	1,315	Residential Home	Leased
Building D:	1,500	Shop Space with Warehouse; 3-phase power	Leased
TOTAL SF:	5,235		



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

Ulta

Parkway Place

ALDI