



# FOR SALE

**37,248 +/- SF**  
**\$5,500,000.00**

MULTI-TENANT OFFICE BUILDING



***4092 Memorial Parkway SW, Huntsville, AL 35802***

## HIGHLIGHTS

- Excellent investment opportunity
- Prime South Huntsville location
- Situated on 2.73 +/- acres
- Redstone Arsenal Gate 1 and Martin Road direct access
- Memorial Parkway frontage: high visibility
- More than adequate parking
- 84% occupied with strong income stream

Interested? Give us a call!

***BARRY LOOSER***    ***JOHN D. BLUE***

Cell Phone:      256-990-0387      256-527-4407  
Office Phone:    256-705-5475      256-964-7315

Email (***BARRY***):    barry.looser@johnbluerealty.com  
Email (***JOHN D.***):    john.d.blue@johnbluerealty.com

### ***Mailing Address***

P.O. Box 18573  
Huntsville, AL 35804

### ***Street Address***

218-B Randolph Ave. SE  
Huntsville, AL 35801



# JOHN BLUE

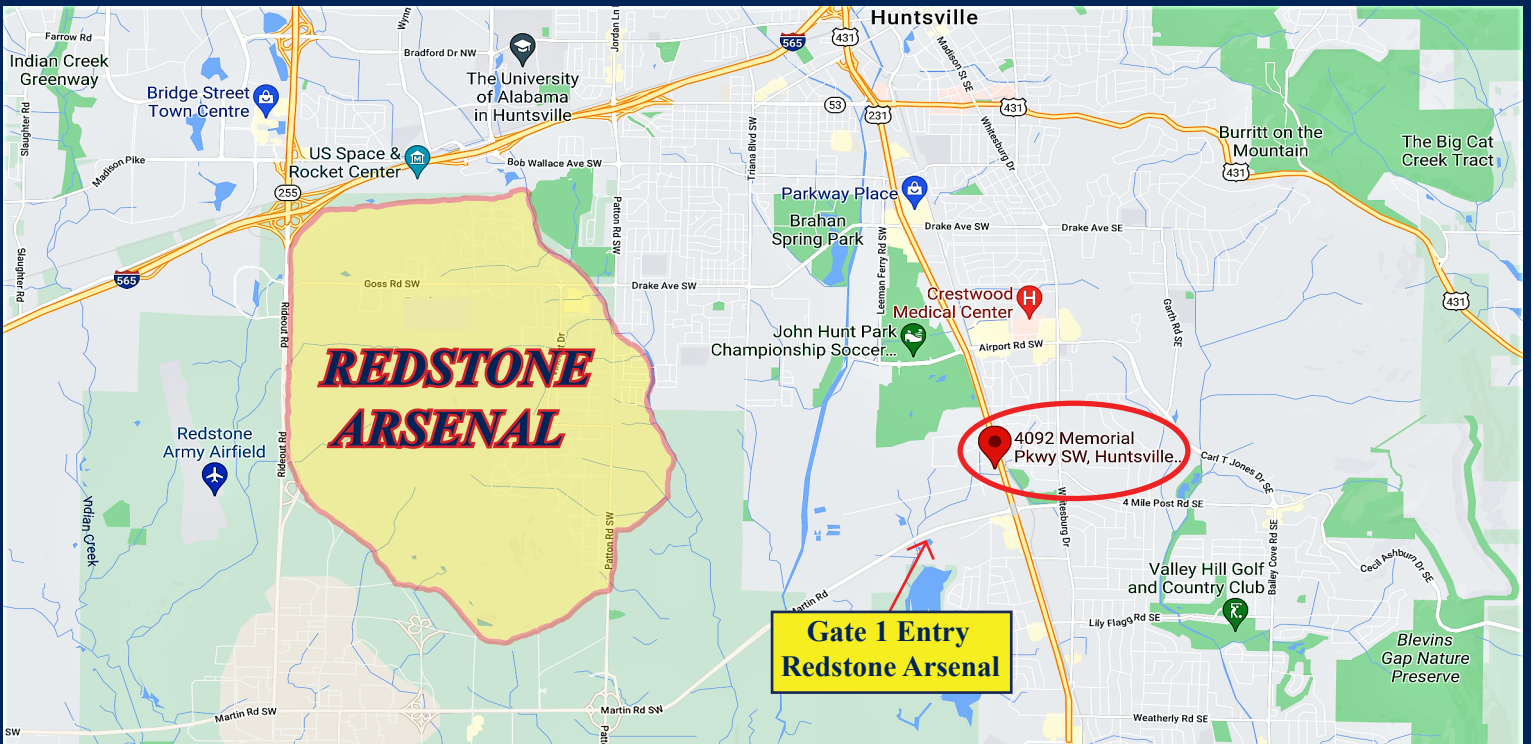


COMMERCIAL REAL ESTATE



**Main Lobby**

**Back Entrance**



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