ACCESS
REAL ESTATE & BUSINESS BROKERS

Opportunities Unlocked

COMMERCIAL FOR SALE

COMMERCIAL OPPORTUNITY

400 US HIGHWAY 31 NW
HARTSELLE, AL 35640

ASKING PRICE

$499,000

OFFICE / COMMERCIAL



3,000 SF	0.5 AC	B-1	OFFICE
BUILDING AREA	LOT SIZE	GENERAL BUSINESS	PROPERTY TYPE

HIGH VISIBILITY. REAL POTENTIAL.

A 3,000 SF office building on 0.5 acres along Hartselle's main US Highway corridor. Highway frontage, nearby national retailers and restaurants, and B-1 zoning create an opportunity for an owner-user, investor, or commercial repositioning.

- Highway frontage with strong visibility
- Redevelopment / repositioning opportunity
- I-65 corridor between Decatur and Huntsville

HARTSELLE AT A GLANCE

15,456 CITY POPULATION	**119,490** MORGAN CO. POP.
$61.3K MEDIAN HH INCOME	**$73.2K** AVG. HH INCOME
39 MEDIAN AGE	**5,800+** HOUSEHOLDS

Source: U.S. Census Bureau & ACS estimates, as supplied in the original flyer.

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