

**SRS**

**STEPHENS REAL ESTATE SERVICES**



Commercial Property Available For Sale-Investment Opportunity  
1204 Posey Street  
Huntsville, Alabama 35816

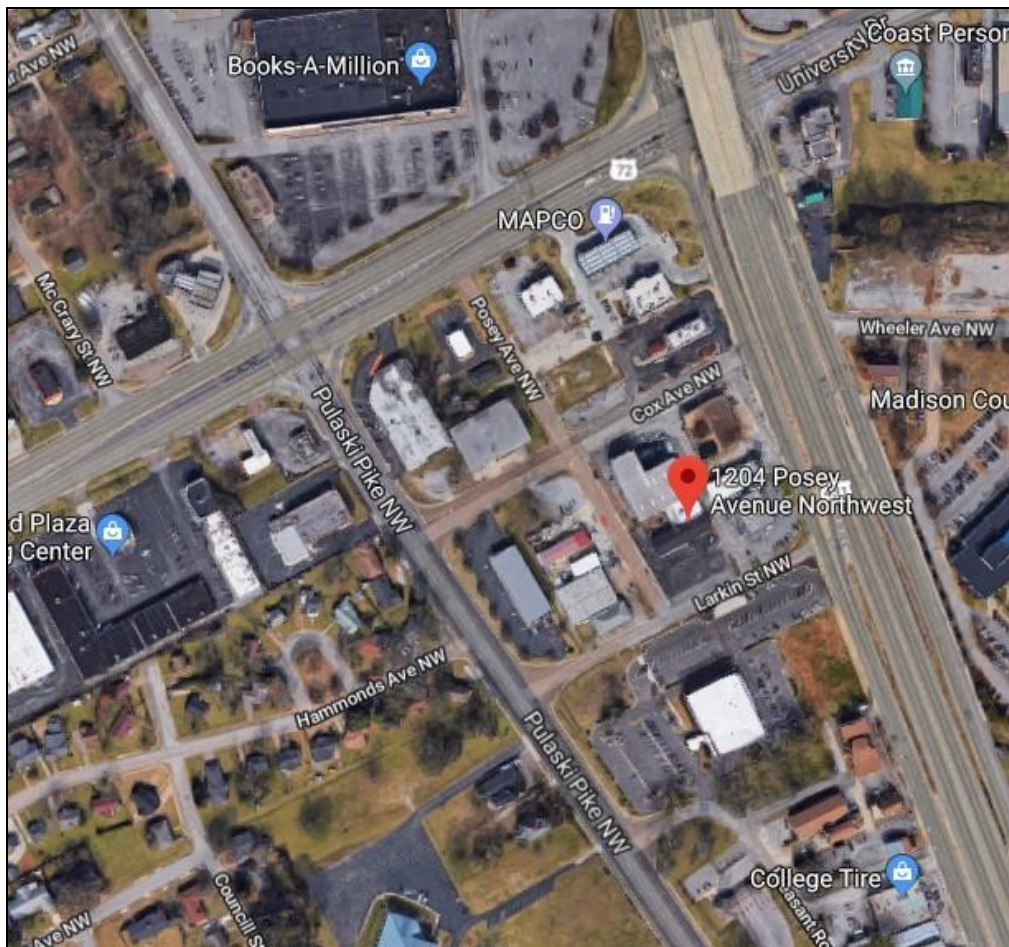
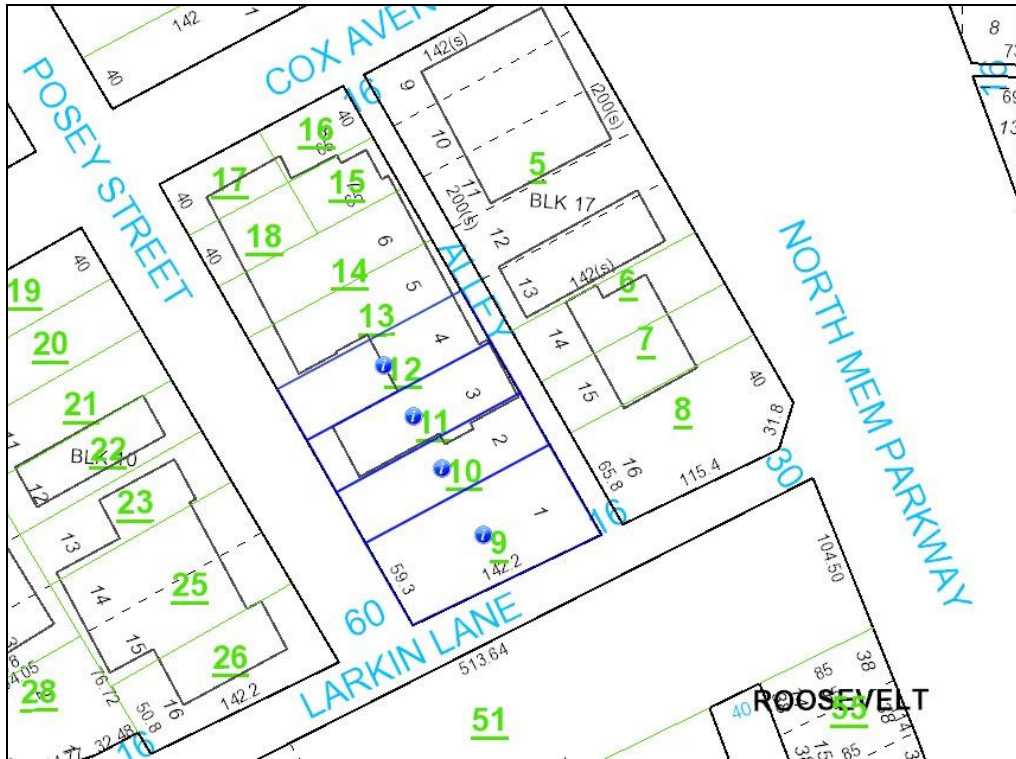
**FOR SALE \$700,000**

- Building Size – 7,173 SF, One Story , 0.61+/- Acres
- Central Huntsville Location, Quick Access to I-565 and Visibility to Memorial Property
- New HVAC
- Bar Property with lots of new improvements including a kitchen, hardwood floors, and patio area
- 4 Restrooms
- Zoned LI, Light Industry
- 35 Parking spaces with additional parking options available
- New, long term lease in place with excellent tenant.

**Leigh Stephens**  
203 Eastside Square, Suite 2  
Huntsville, Alabama 35801  
(256) 533-7878

**Elizabeth Benz**  
203 Eastside Square, Suite 2  
Huntsville, Alabama 35801  
(706) 766-8676

# Tax Map



# BUILDING SKETCH

<b>SUBJECT</b>	Property Address	1204 Posey Ave				
	City	Huntsville	State	AL	Zip	35816
	Borrower					
	Lender/Client					
	Appraiser Name					
<b>IMPROVEMENT'S SKETCH</b>						
Comments:						
<b>AREA CALCULATIONS</b>	Scale: 1 = 18					
<b>AREA CALCULATIONS SUMMARY</b>				<b>BUILDING AREA BREAKDOWN</b>		
Code	Description	Size	Net Totals	<b>Breakdown</b>		
GBA1	First Floor	7173.13	7173.13	<b>Subtotals</b>		
				First Floor		
				10.0 x 21.3	212.50	
				0.5 x 0.3 x 64.3	10.70	
				36.2 x 115.8	4186.33	
				0.3 x 66.4	22.12	
				42.7 x 64.3	2741.48	
<b>TOTAL BUILDING (rounded)</b>				<b>5 Calculations Total (rounded)</b>		
7173				7173		