



FOR SALE - Office / Multipurpose Building **2009 Max Luther Drive NW** **Huntsville, AL 35810**

Approximately 3,034 square feet. Two (2) suites—each with private exterior entry. Ample parking—19 spaces. Free-standing brick building. Ideal for owner-occupancy or an investment opportunity. HUB Zone. \$499,000

The 2009 Max Luther Drive property offers prime visibility in a high-traffic Huntsville corridor, making it an ideal location for business growth. With strong market demand and a strategic setting near major employers, it presents a rare opportunity for investors or owner-users.



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Dr. Nicole Jones Wadsworth
(256) 886-7700

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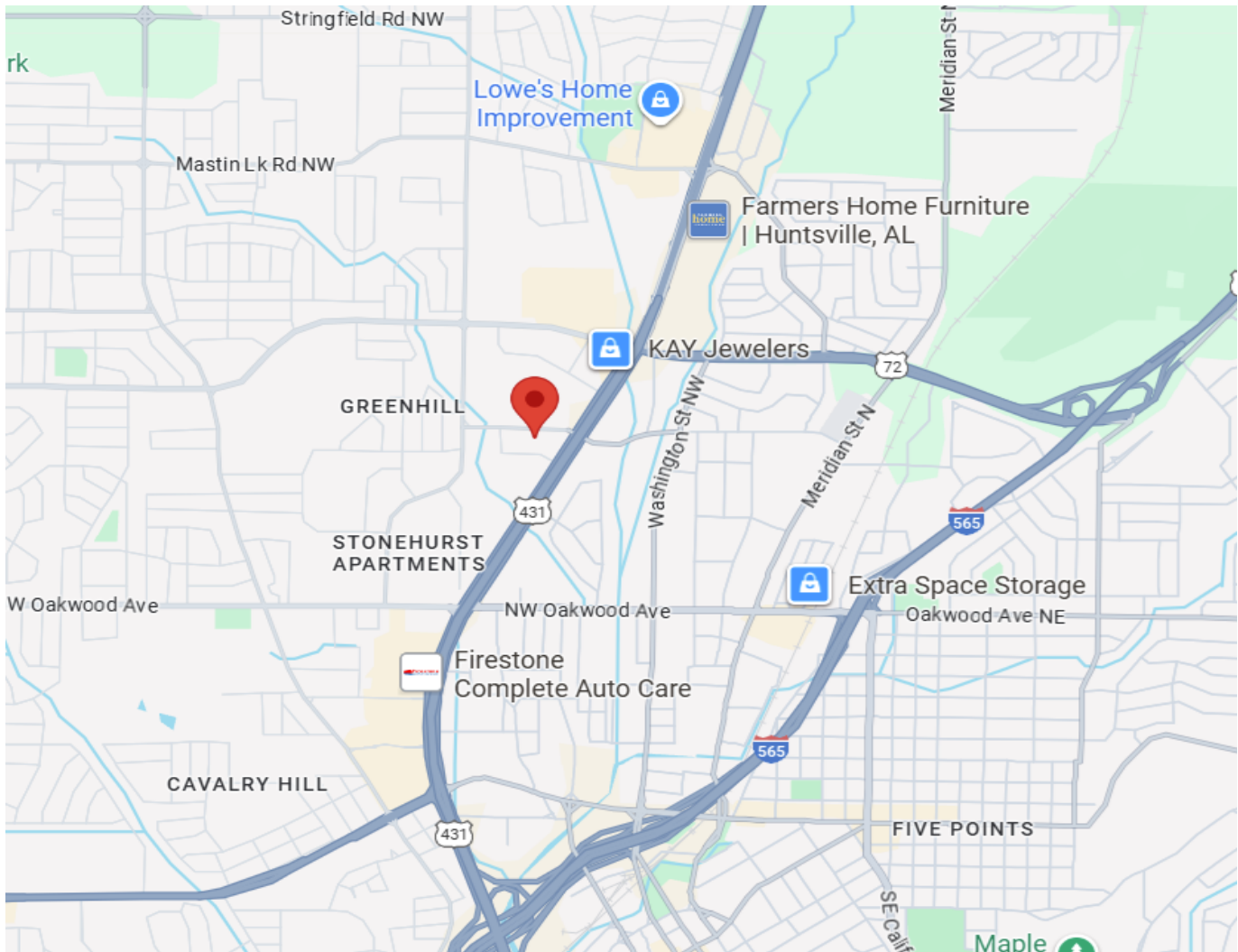
Suite A is occupied until 2027 and includes a reception area, office, large meeting room, and work/storage room. Suite B is vacant and has been utilized as salon space for many years. It has one office and includes a washer and dryer hookup and water sources, making it ideal for cosmetology or medical use. The building is near the Huntsville Center for Technology school.



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Location plays a role in meeting client needs, and 2009 Max Luther Drive off North Memorial Parkway in Huntsville meets this requirement. The building is within a HUB Zone, which can be ideal for government contractors. The building is easily accessible to the I-565, Memorial Parkway, Huntsville Center for Technology school, hospitals, universities, retail, and area attractions.



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