



COMMERCIAL REAL ESTATE

# 912 WINCHESTER ROAD PROPERTY BRIEF



- DESCRIPTION:** OFFICE/WAREHOUSE SPACE FOR OWNER OCCUPY OR INVESTMENT. CONSISTING OF 2 BUILDINGS. BUILDING #1 HAS 2,500 SF OF OFFICE SPACE CONSISTING OF 9 OFFICES (5 CURRENTLY LEASED). WAREHOUSE SPACE CONSISTING OF 4,900 SF THAT IS CURRENTLY LEASED. BUILDING #2 CONSIST OF 200 SF OF OFFICE SPACE AND 2,875 SF OF WAREHOUSE AND IS LEASED.
- LOCATION:** JUST EAST OF THE MOORES MILL ROAD INTERSECTION. PROPERTY ON SOUTH SIDE OF WINCHESTER ROAD.
- BUILDING SIZE:** 10,952 SQ. FT. (+/-)
- LAND SIZE:** 1.47 ACRES (+/-)
- ZONING:** COUNTY
- TRAFFIC:** 31,000 (+/-)
- SALE PRICE:** \$649,900.00
- CONTACT:** JAMES FLATT ♦ 256-536-7777 (OFFICE) ♦ 256-655-4890 (CELL)

FOR OUR MOST UP TO DATE PROPERTY INFORMATION PLEASE VISIT  
[RUSSRUSSELL.COM](http://RUSSRUSSELL.COM)

This property is subject to prior sale or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owners and from other sources deemed reliable, is not, in any way, warranted by Russ Russell Commercial Real Estate.



Individual Member

Huntsville's First CCIM



SIOR

Huntsville's Second SIOR



Huntsville's First ALC



Huntsville's First CEA



America's First and Only Real Estate Mascot

# 912 Winchester Road

