

3111 MEMORIAL PKWY  
HUNTSVILLE, ALABAMA

+/- 3,474 SQ. FT.  
FLEX USE SPACE  
FOR SALE "AS IS"



**GATEWAY**  
COMMERCIAL BROKERAGE



For More Information, Please Contact:

**Paula Prestwood**  
(256) 227-1524  
Salesperson  
[pprestwood@aol.com](mailto:pprestwood@aol.com)

**GATEWAY COMMERCIAL BROKERAGE, INC.**

300 Market Street, Suite 3  
(256) 355-0721  
Decatur, AL 35601

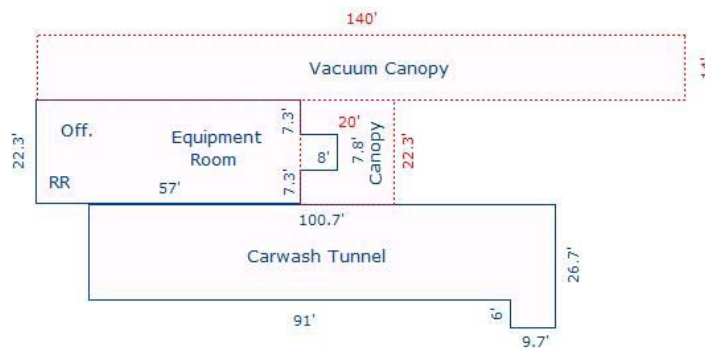
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# 3111 MEMORIAL PARKWAY NW (HUNTSVILLE)

+/- 3,474 SQ. FT. FLEX USE SPACE

FLEX USE  
SPACE  
AVAILABLE



## PROPERTY OVERVIEW

### NEW PRICE!

This property is a flex use space. It could be used for office, storage, medical, retail, or restaurant. There is an office area with one bathroom. It was most recently used as a car wash, but was renovated in 2014 from a Sonic Drive-In. Could also be converted to a medical office with more modifications, because of existing gas and compressed air lines. Flood zone X.

### SITE FEATURES

BUILDING SIZE	+/- 3,474 square feet
LAND SIZE	+/- .61 acres
ZONING	LI - Light Industrial
UTILITIES	All public utilities
SALE PRICE	\$250,000

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