

EXCEPTIONAL MULTIFAMILY DEAL IN HUNTSVILLE, AL

4009 Marie Avenue NW, Huntsville, AL 35816



PROPERTY DESCRIPTION

Introducing a compelling investment opportunity in Huntsville, Alabama. This impeccably maintained one-story property offers a total of six fully occupied units within a 2,797 SF building, providing a solid foundation for consistent rental income. Most recently renovated in 2026, the property showcases modern updates and amenities, ensuring tenant satisfaction and long-term retention. Zoning allows for multifamily that includes short-term rental use, this versatile asset presents a range of potential opportunities for income generation. With 100% occupancy, this turnkey investment promises immediate returns in a high-demand rental market. Excellent investment opportunity, 6 studio apartments, offers a current annual income of \$56,820 plus a lucrative pro-forma opportunity can provide revenue increase for entrepreneur investors that offer short-term rentals, these beautiful modern interiors with fresh a new exterior with great curb appeal are eye-catching, an ideal floor plan offers a spacious living area, open kitchen, alcove for dedicated bedroom area, new roof in 2018, additional storage area that could be onsite laundry for additional income, convenient to all of Huntsville's most popular sites, Air-BnB and short-term rental is city approved. Pro forma opportunity! As the virtually staged listing shows a high interest for mid-term rentals at \$1,450 per unit. Don't miss your chance to capitalize on this attractive multifamily property, perfectly positioned for a lucrative venture in the thriving Huntsville area.

PROPERTY HIGHLIGHTS

- 6 studio apartments
- 100% occupancy
- City-approved AirBnB and short-term rental use
- New roof in 2018
- New modern exterior design
- Updated and upgraded interiors
- 2,797 SF building

LEN JOHNSON

Broker
256.509.2078
lenjohnsonre@gmail.com

OFFERING SUMMARY

Sale Price:	\$599,000
Number of Units:	6
Lot Size:	0.34 Acres
Building Size:	2,797 SF
NOI:	\$39,774.00
Cap Rate:	6.64%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	247	977	4,284
Total Population	548	2,245	10,090
Average HH Income	\$45,349	\$52,783	\$53,313



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Building Name	Exceptional multifamily deal in Huntsville, AL
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
APN	14-08-33-1-002-021.000
Building Size	2,797 SF
Lot Size	0.34 Acres
Year Built	1974
Year Last Renovated	2026
Number of Floors	1
Average Floor Size	466 SF
Parking Spaces	11
Roof	2018 asphalt single
Free Standing	Yes
Number of Buildings	1

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- **6 studio apartments**
- **100% occupancy**
- **City-approved AirBnB and short-term rental use**
- **New roof in 2018**
- **New modern exterior design**
- **Updated and upgraded interiors**
- **2,797 SF building**
- **Pro forma mid-term rental at \$1,450/unit**

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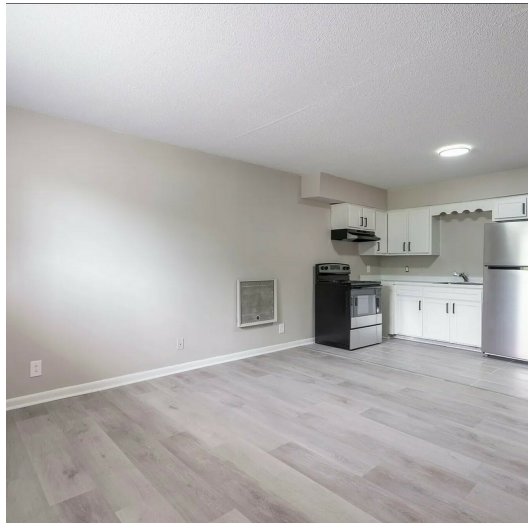
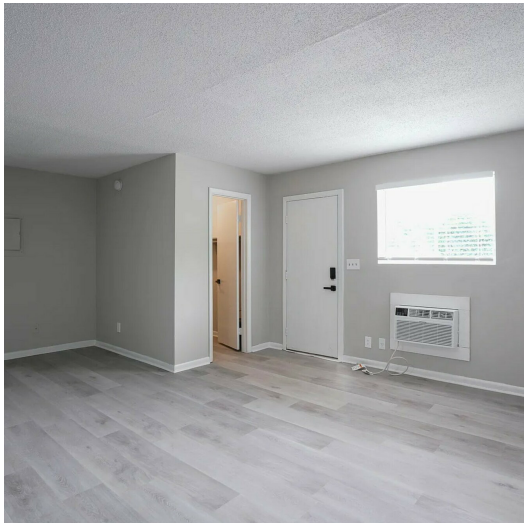
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INTERIOR PHOTOS ARE VIRTUALLY STAGED UNITS AND BEFORE LEASE UNITS

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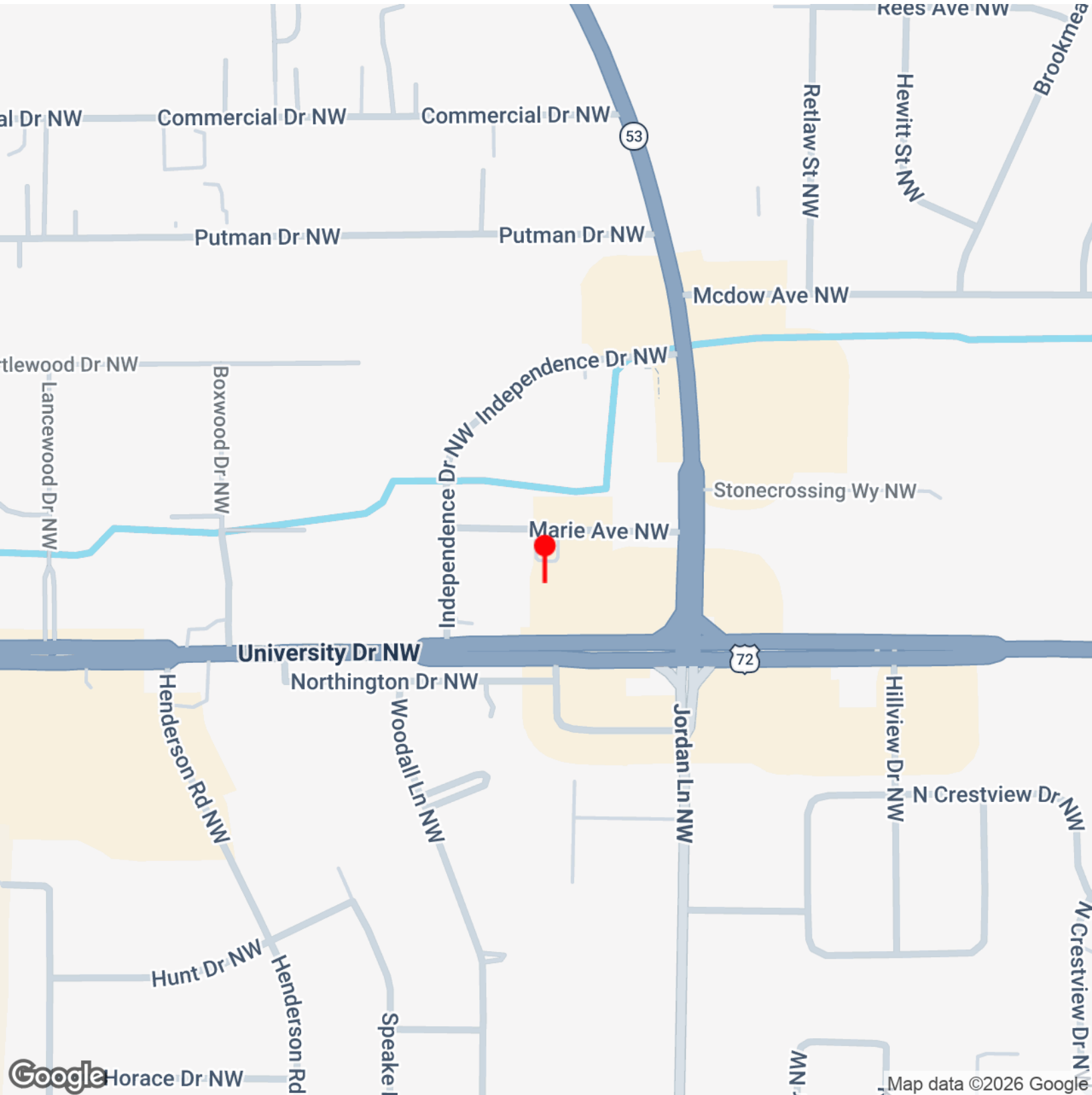


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AL #40398

PROFESSIONAL BACKGROUND

While being a Huntsville native, Len has enjoyed over 30 years actively working in the real estate field with the past 10 years specializing in investment real estate in north Alabama. Len specializes in the ever-increasing "HOT" multifamily real estate market of Huntsville and the surrounding areas. With Huntsville's recognized assets of a diverse economy, excellent educational institutions, a vibrant community, and the reputation as a leading center for technological innovation and aerospace industries has U.S. News naming Huntsville the No.1 place to live in America. These Huntsville assets are bringing investors from all over the nation to Huntsville's multifamily market as well as other real estate investment opportunities. Whether you are new to real estate investing or a seasoned investor, Len is the Huntsville broker you will want to work with.

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