



# Office Building For Sale

DAVID GARNETT  
+1 256 518 2288  
david.garnett@colliers.com

JAMES LOMAX  
+1 256 518 2277  
james.lomax@colliers.com



COLLIERS INTERNATIONAL  
200 Clinton Avenue, Suite 801  
Huntsville, Alabama 35801  
+1 256 533 0035  
[www.colliers.com/alabama](http://www.colliers.com/alabama)

## 10042 Highway 431 New Hope, Alabama

10042 US-431 is a single story retail/office building located on prime Highway 431 in New Hope, Alabama. The building consists of three demised suites with long term primary tenant ALFA Insurance, and two other tenants, A New Hope Vape Shop, and Maggie's EnvY Boutique. This building is ideal for an owner occupant or as a stand-alone investment property.

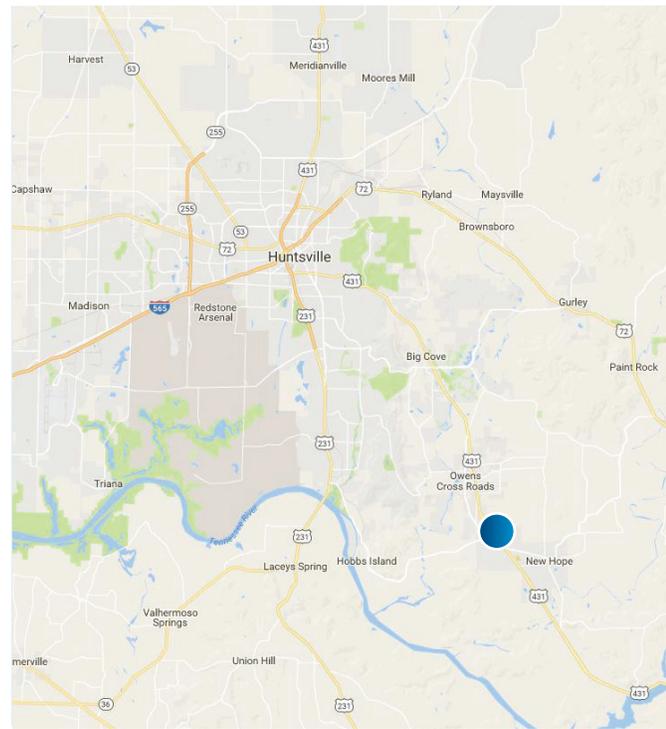


## PROPERTY INFORMATION

- > Sale Price: \$345,000
- > Building Size: 3,800 SF  
0.32 Acres
- > Each suite is approximately 1,270 SF

## DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	825	5,148	8,851
Average Household Income	\$57,090	\$58,258	\$64,141
Number of Households	378	2,285	3,914



## CONTACT US

DAVID GARNETT  
+1 256 518 2288  
[david.garnett@colliers.com](mailto:david.garnett@colliers.com)

JAMES LOMAX  
+1 256 518 2277  
[james.lomax@colliers.com](mailto:james.lomax@colliers.com)



COLLIERS INTERNATIONAL  
200 Clinton Avenue, Suite 801  
Huntsville, Alabama  
+1 256 533 0035  
[www.colliers.com/alabama](http://www.colliers.com/alabama)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.