



OFFICE BUILDING FOR SALE

OFFICE BUILDING IS CURRENTLY MULTI-TENANT

117 Wholesale Avenue, Huntsville, AL 35811



DEAN
Commercial Real Estate

2101 Clinton Avenue Suite 501
Huntsville, AL 35805
deancre.com

117 WHOLESALE AVENUE, HUNTSVILLE, AL 35811

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OFFICE BUILDING FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$289,000
Price / SF:	\$32.11
Cap Rate:	9.9%
NOI:	\$28,615
Lot Size:	0.46 Acres
Year Built:	2007
Building Size:	9,000 SF
Zoning:	County
Market:	Huntsville

PROPERTY OVERVIEW

Value add property has several tenants with shared common areas. Great for small businesses just getting started.

LOCATION OVERVIEW

This property is just off Meridian Street in North Huntsville. It is minutes from A&M, Drake State, Memorial Parkway and Downtown Huntsville.



PRESENTED BY:

TERRI DEAN, CCIM

256.975.4716

terri@deancre.com

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ADDITIONAL PHOTOS



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRO FORMA

Price	\$289,000
Price per SF	\$32.11
CAP Rate	9.9%
Cash-on-Cash Return (yr 1)	9.9 %
Total Return (yr 1)	\$28,615

OPERATING DATA

PRO FORMA

Gross Scheduled Income	\$62,100
Other Income	-
Total Scheduled Income	\$62,100
Vacancy Cost	\$9,360
Gross Income	\$52,740
Operating Expenses	\$24,125
Net Operating Income	\$28,615
Pre-Tax Cash Flow	\$28,615

FINANCING DATA

PRO FORMA

Down Payment	\$289,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



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INCOME & EXPENSES

INCOME SUMMARY	PRO FORMA	PER UNIT
GROSS INCOME	\$52,740	\$4,056
EXPENSE SUMMARY	PRO FORMA	PER UNIT
Utilities	\$11,000	\$846
Maintenance & Janitorial	\$3,675	\$282
Taxes	\$1,250	\$96
Insurance	\$2,200	\$169
Repairs/Rent Ready	\$4,000	\$307
Misc	\$2,000	\$153
Management Fees	-	-
GROSS EXPENSES	\$24,125	\$1,855
NET OPERATING INCOME	\$28,615	\$2,201



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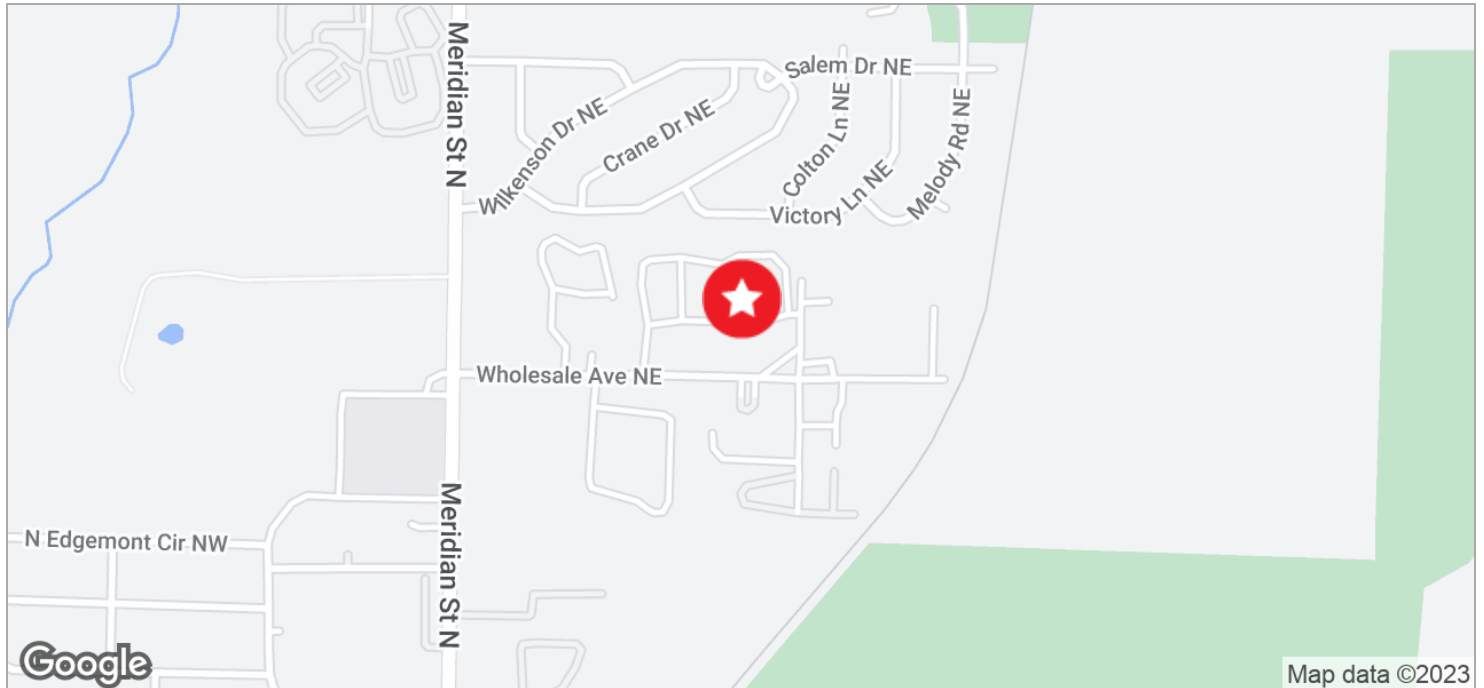
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LOCATION MAPS



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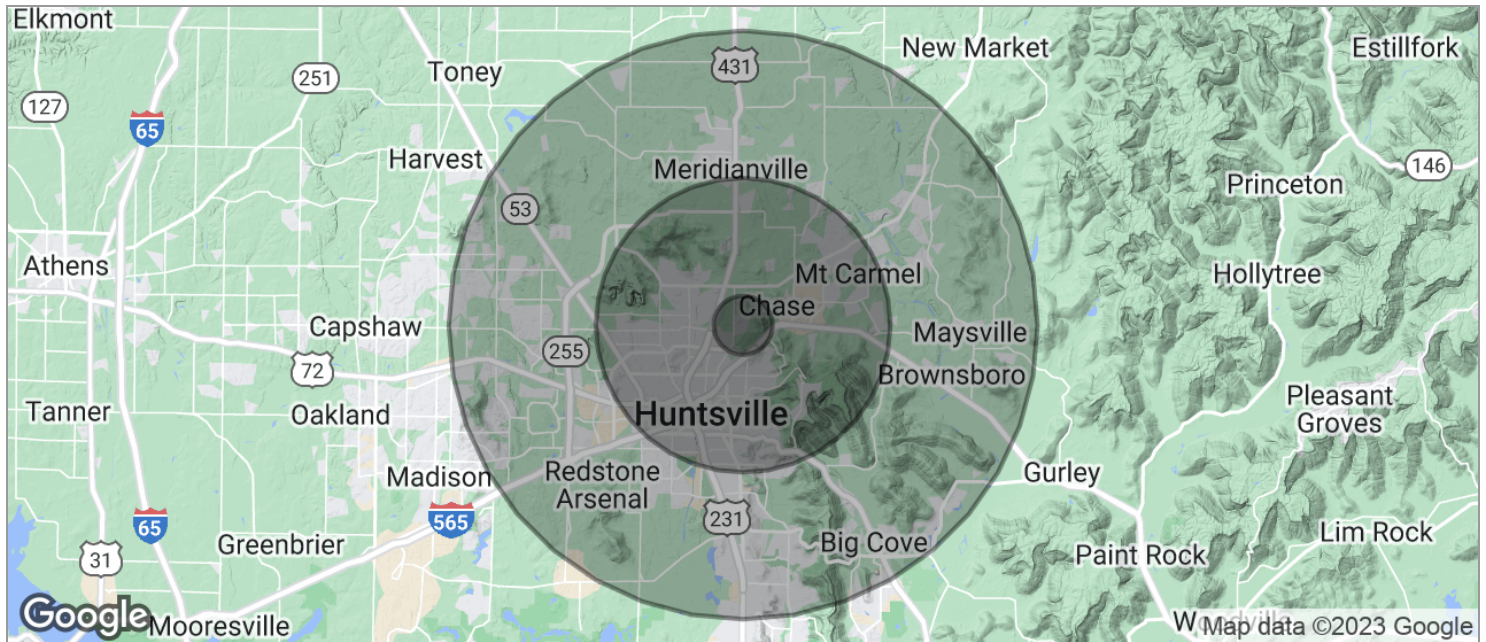
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,938	93,023	220,166
MEDIAN AGE	24.0	37.4	37.6
MEDIAN AGE (MALE)	23.8	35.4	36.5
MEDIAN AGE (FEMALE)	24.8	38.8	38.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	744	37,537	89,266
# OF PERSONS PER HH	3.9	2.5	2.5
AVERAGE HH INCOME	\$29,782	\$60,494	\$67,494
AVERAGE HOUSE VALUE	\$74,743	\$253,101	\$216,313

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



TERRI DEAN, CCIM

Broker/Owner

terri@deancre.com

Direct: 256.975.4716

AL #68080

PROFESSIONAL BACKGROUND

Terri Dean is the Broker/Owner of Dean Commercial Real Estate, specializing in the sale and leasing of office/medical office properties as well as retail properties. She also specializes in hospitality and senior living facilities as well.

Terri's 17-year real estate career started out owning a residential company with her father, progressed to being a Qualifying Broker and running a nine-person office, to her current status of owning her own company.

The advantage of having been a licensed Administrator for Senior Living communities in Tennessee and Alabama gives her an extensive knowledge of this unique sector as well as a firm understanding of financial statements. Having grown up around the medical field where her father was a hospital administrator, Terri is comfortable with all aspects of the medical business world as well.

Dean Commercial Real Estate was founded on the principles of honesty and integrity as well as customer service. Terri believes in hard work and dedication to principles and is passionate about delivering top notch service.

EDUCATION

Terri earned her Bachelor of Arts degree in International Business from Maryville College in Maryville, Tennessee. To complete her studies, she finished her study abroad at Universite Catholique de L'Ouest in Angers, France.

MEMBERSHIPS

Alabama CCIM Chapter

Enable Madison County – Immediate Past President of the Board of Directors

Better Business Bureau of North Alabama Board of Directors

Madison Chamber of Commerce

Huntsville/Madison County Chamber of Commerce

National Society Daughters of the American Revolution

National Society United States Daughters of 1812



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