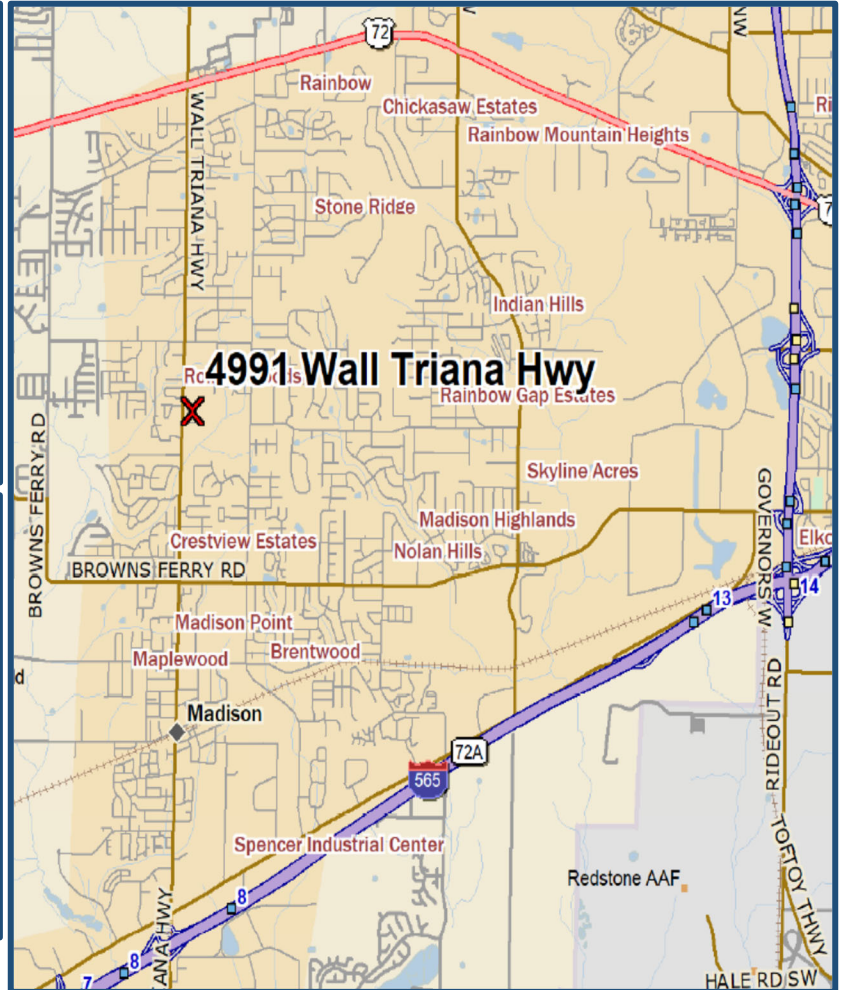


# Property For Sale

## 4991 Wall Triana Hwy, Madison, AL 35758



### Property Characteristics

This facility, currently a preschool, has:

- 1 acre of land and building is 6,800 square feet
- Building is 6,800 square feet
- 7 classrooms, each with an exit door and bathrooms, including an infants' classroom
- Kitchen and dining room
- Physical and visual security system with cameras throughout
- All NEW HVAC systems and recently re-roofed
- City of Madison Zoned B2 (community business district)

### Property Location

Located at the heart center of Madison. Right on Wall Triana Highway across the street from West Madison Elementary and Jr. High Schools. Approximately 2 miles south of Hwy 72 and 4 miles north of I-565.

*Sale Price*

**\$950,000**

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