



NICOLE JONES, MBA, MS
President, Nicole Jones Commercial Real Estate
Business: (256) 886-7700
*Specializing in Properties Located Within
Huntsville City Limits*

*Have Confidence in Nicole Jones, a Commercial Real Estate
Professional with a Background in Business and Development—*

Bachelor of Arts in History
- Research interests in Government and Public Policy
Master of Business Administration
Master of Science in Acquisition and Contract Management
Certified Alabama Planning and Zoning Official
Economic Development Leadership Certification

NICOLE JONES
COMMERCIAL REAL ESTATE

For Sale— Office and Medical Building



\$3.45 MM

8331 Madison Boulevard, Madison, AL 35758

For Sale

**Beacon Ridge Professional Center
Office and Medical Building in Madison**

- Approx. 23,219 square feet on 2.56 (+/-) acres
- Class A
- Approximately 77% occupied
- Current tenants include an established dermatology practice, financial advisement firm, fitness studio, and physical therapy practice
- Entryways in front and rear of the suites
- Parking around perimeter of the building
- Frontage on I-565 and Madison Boulevard
- Adjacent outparcel (land) also for sale / Approximately 1.28 acres for \$250,000

• Offered at \$3,450,000

Located on Madison Boulevard, this beautifully constructed medical and professional office building offers much convenience for clients and patients in the Madison and Huntsville areas. Nearby amenities include I-565, Crestwood Madison Outpatient Center, an abundance of medical-related offices, Town Madison, the Hogan Family YMCA, Madison City Hall, Madison Research Park West, Madison Academy, Intergraph, retail stores, and Bob Jones High School.

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