



Dr. NICOLE JONES
 President, Nicole Jones Commercial Real Estate
Business: (256) 886-7700
 Office, Industrial, Medical, and Land Sites

Have Confidence in Dr. Nicole Jones, a professional with a background in business, contracts, and development.

- ◆ PhD, MBA, MS
- ◆ Certified Alabama Planning and Zoning Official
- ◆ Economic Development Leadership Certification

NICOLE JONES
COMMERCIAL REAL ESTATE

FOR SALE - MADISON MEDICAL PLAZA/
MULTI-TENANT MEDICAL BUILDING

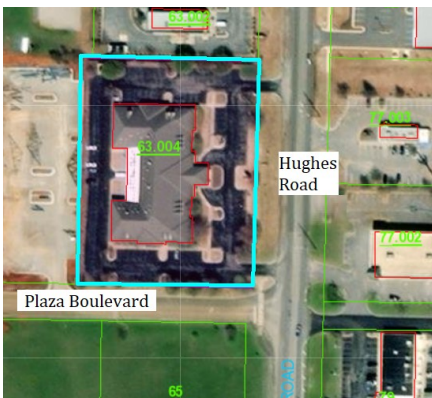


540 Hughes Road, Madison, Alabama 35758

- Class A - Medical Office Building
- New roof in mid-2022
- Approximately 25,000 square feet
- 100% Occupied - Investment property
- Twelve (12) suites, multiple entrances, abundant parking around the perimeter
- Below-market rental rates allow opportunity for rental increases or future owner occupancy

Located on Hughes Road, a highly-populated medical corridor within the city of Madison, this beautifully constructed professional office building offers much convenience to clients and patients in the Madison area. Nearby amenities include Crestwood Madison Outpatient Center, an abundance of health-related offices, fitness, retail, residential neighborhoods, Madison City Hall, and Bob Jones High School.

- 1031 Exchange Potential



FOR SALE:
\$5,500,000

**** No For Sale sign — established Lessees are operating their businesses. Do not disturb tenants. Please call our office for financials and details. ****