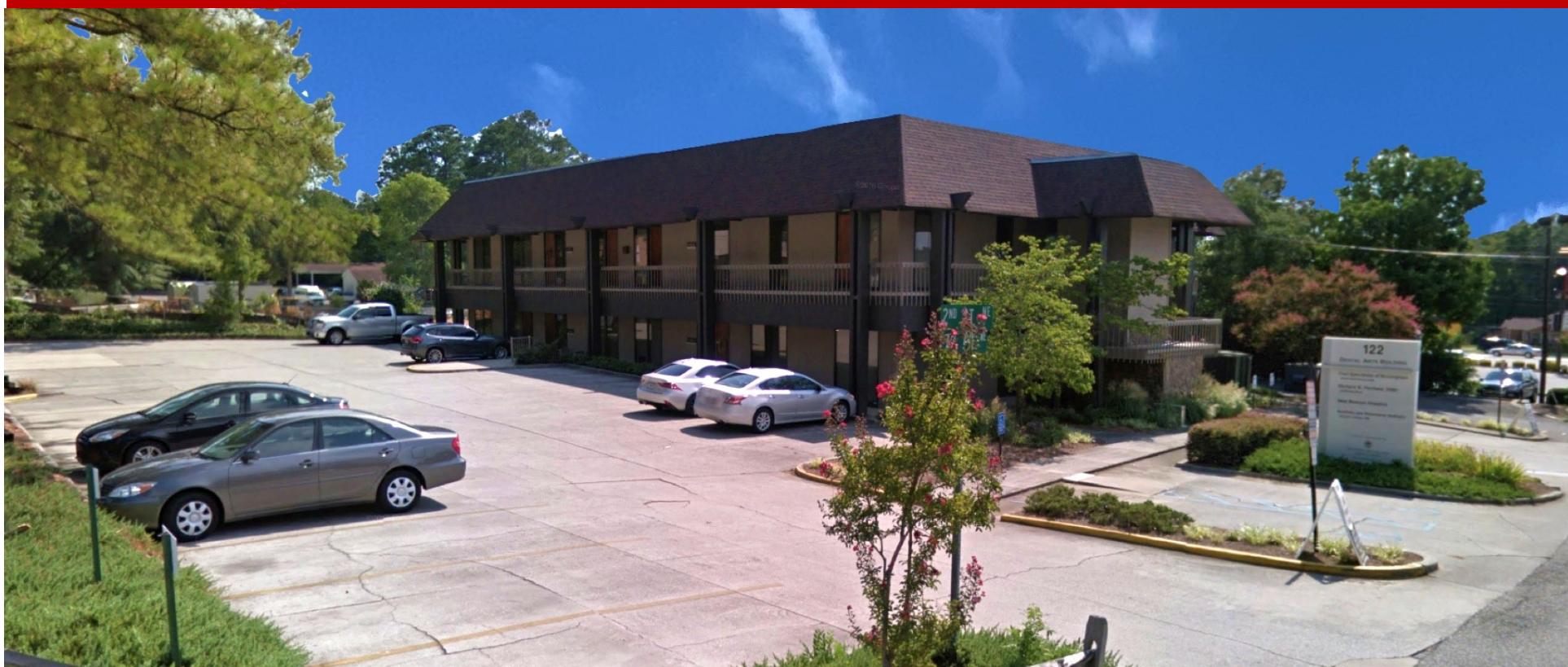


MULTI-TENANT MEDICAL PROPERTY FOR SALE

122 7th Ave. NE ◊ Alabaster, AL ◊ 35007 ◊ Shelby County



BUILDING SIZE: 10,060 SF ◆ PRICE: \$1,700,000

Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net



MEMBER:   LoopNet[®] CoStar[™]



Experts in Commercial
Investment Real Estate



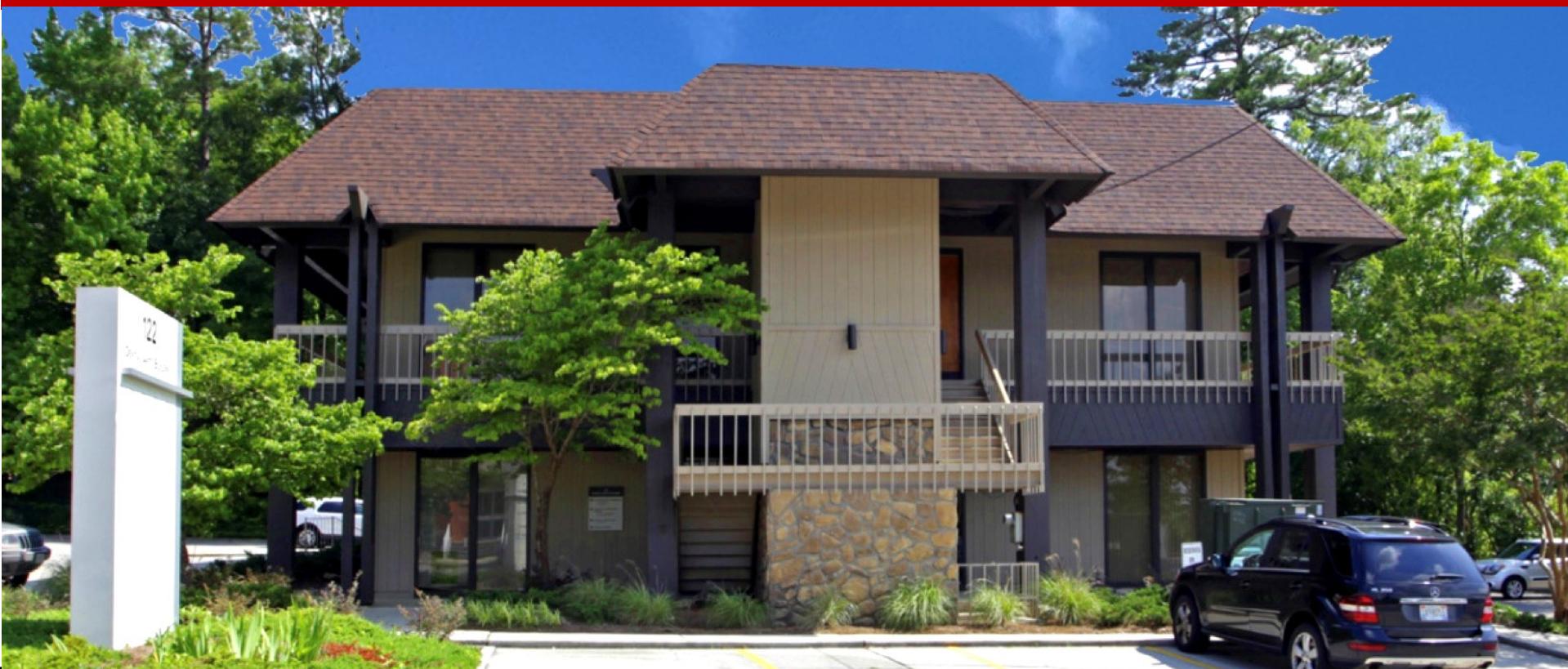
International Council
of Shopping Centers

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*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

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PROPERTY HIGHLIGHTS

122 7th Ave. NE ◊ Alabaster, AL ◊ 35007 ◊ Shelby County

- ◆ Ideal for Medical Owner / User / Investor.
- ◆ 10,060 Sq. Ft. Medical Building
- ◆ 30,070 Sq. Ft. Lot.
- ◆ New Roof 2022.
- ◆ Updated HVAC.
- ◆ 40 Parking Spaces
- ◆ Monument Sign
- ◆ Elevator
- ◆ Prominent location.
- ◆ Walk across street to the Medical Center Entrance.
- ◆ Traffic light allows easy access from Highway 31.
- ◆ Abundance of shopping and restaurants nearby.
- ◆ Level Parking Area offers easy front door parking.
- ◆ High traffic counts of 26,000 CPD on Hwy 31.
- ◆ Over 345,000 residents located within 5 miles.
- ◆ 25% leased, value add, high growth, low risk opportunity.



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  CREXi

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AERIAL PHOTOS

122 7th Ave. NE ◊ Alabaster, AL ◊ 35007 ◊ Shelby County



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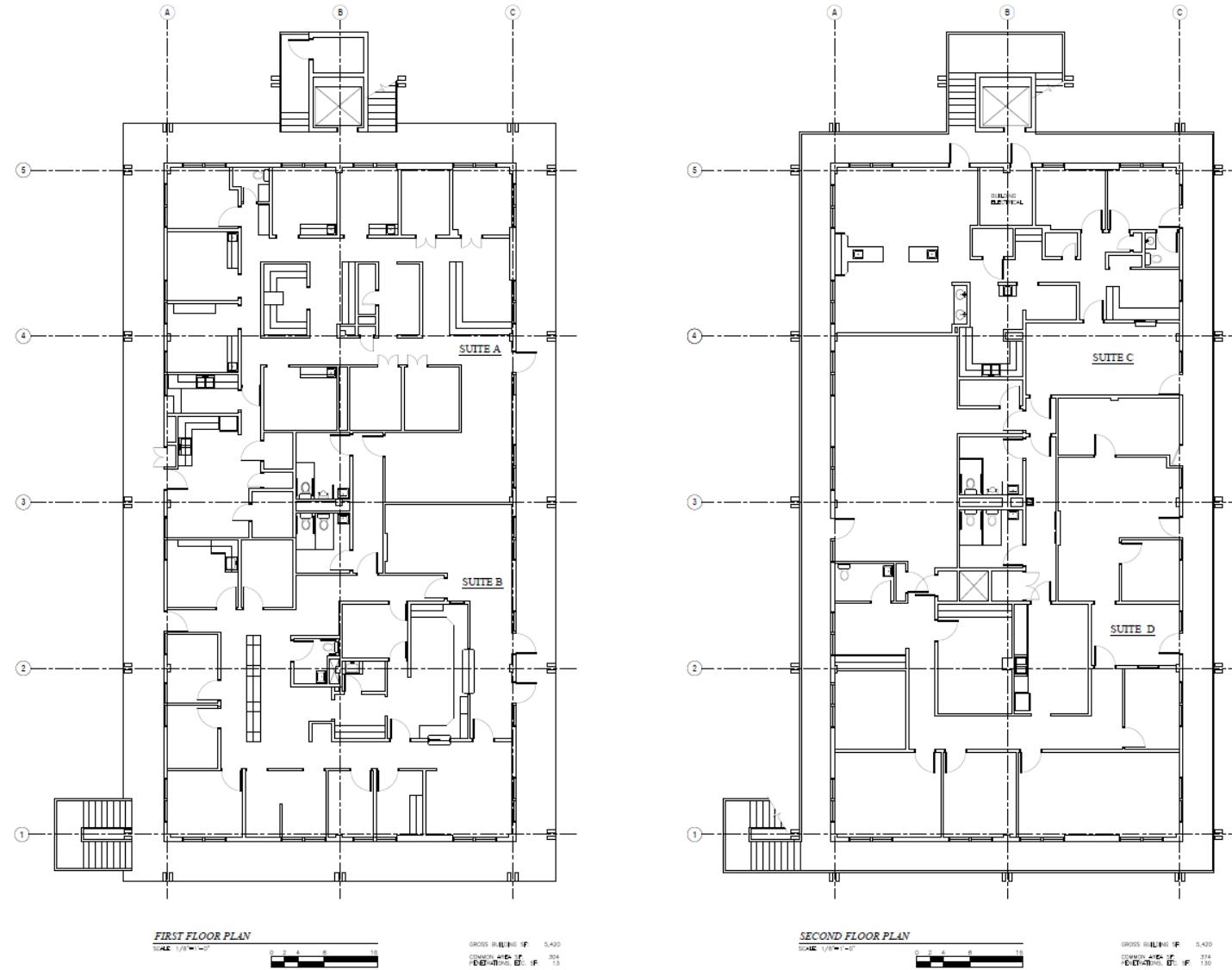
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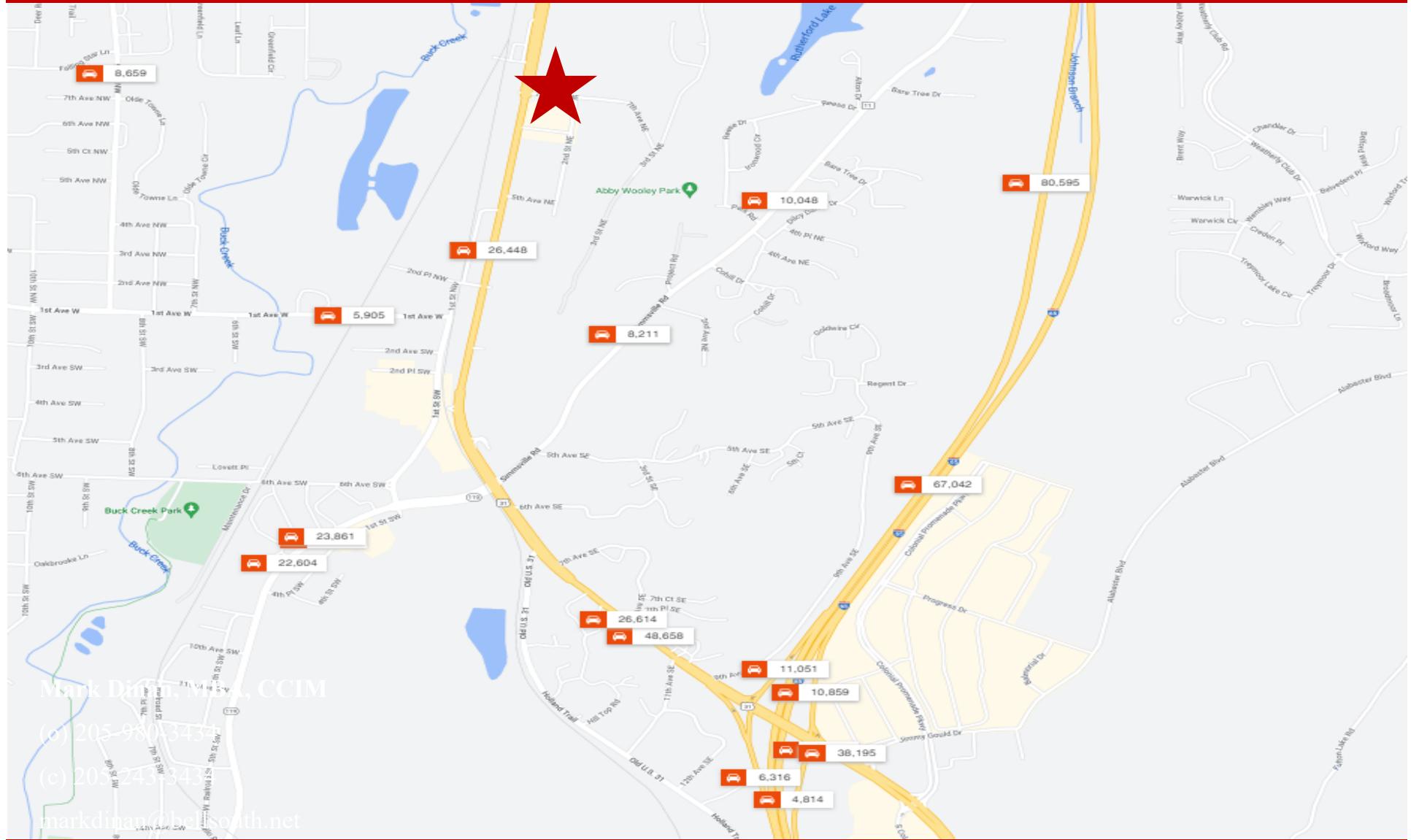
FLOOR PLAN

122 7th Ave. NE ◊ Alabaster, AL ◊ 35007 ◊ Shelby County



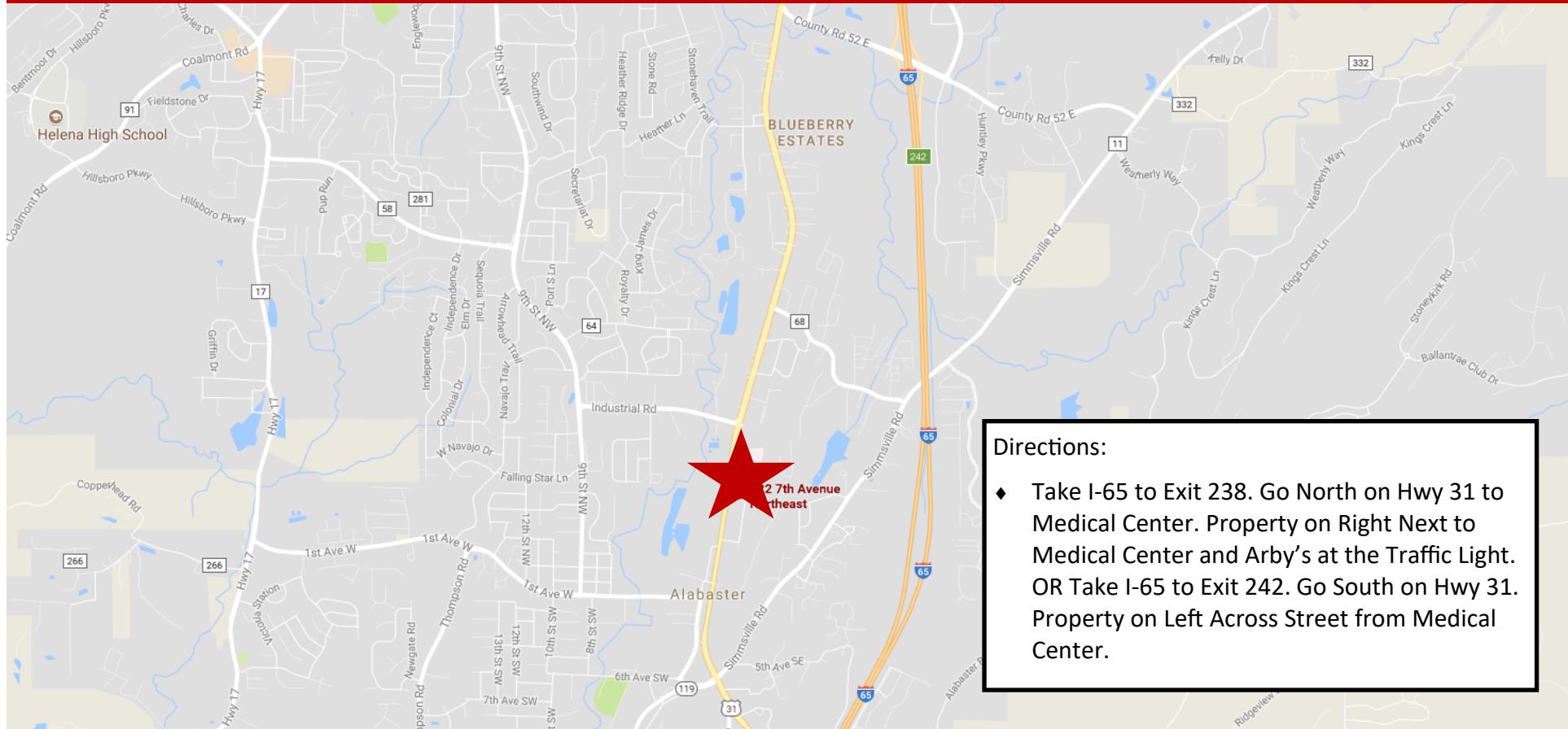
TRAFFIC COUNTS

122 7th Ave. NE ♦ Alabaster, AL ♦ 35007 ♦ Shelby County



LOCATION MAP

4122 7th Ave. NE ◊ Alabaster, AL ◊ 35007 ◊ Shelby County



Directions:

- Take I-65 to Exit 238. Go North on Hwy 31 to Medical Center. Property on Right Next to Medical Center and Arby's at the Traffic Light. OR Take I-65 to Exit 242. Go South on Hwy 31. Property on Left Across Street from Medical Center.

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DEMOGRAPHICS

122 7th Ave. NE ◊ Alabaster, AL ◊ 35007 ◊ Shelby County



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