

SALE/LEASE
Office Division

West Medical Complex Sale or Lease-former Children's Pediatrics West

1090 9th Avenue Bessemer, AL 35022

Significant Price
Reduction
January 2026



Exclusive Agent:

Michael Johnson
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Property Information

- **10,000 total square feet**
- **6,700 Square Feet Medical space ready for owner/occupancy or Tenant lease, can be divided into 1,500sf and 4200sf spaces.**
- **3,300 square feet occupied by Hinkle Pharmacy with 9 years remaining on lease term, producing \$48,000.00 annually in gross income with future rental increases and a personal guaranty in place.**
- **Adjacent building torn down in 2025 to increase visibility to property**
- **3 HVAC units replaced in 2023 and 2 in 2025. All HVAC units serviced semi-annually**
- **Parking lot resealed and striped in 2024**
- **1.57 acre site; total building square footage is 10,000sf. Ample surface level parking**
- **Constructed in 2006**
- **Lease type NNN plus Utilities; Dumpster is provided in CAM**
- **Ideal for owner medical user**
- **Landlord Tenant Improvements are Available.**

Sale Price (Revised July 2025)

\$1,700,000.00

\$1,400,000.00 October 2025

\$1,215,000.00 January 2026



DIVISIBLE 1,500sf







