

PROFESSIONAL OFFICE BUILDING FOR SALE

215 Narrows Parkway ♦ Birmingham, AL ♦ 35242-8623 ♦ Shelby County



9,000 +,- SF on .88 Acre Lot ♦ PRICE \$1.8 Million

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MARK DINAN
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial Investment Real Estate
  LoopNet™  CREXi

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

PROPERTY DETAILS

215 Narrows Parkway ♦ Birmingham, AL ♦ 35242-8623 ♦ Shelby County

- ♦ 9,000 +/- sf Class A Building
- ♦ .88 Acre Lot
- ♦ Built 2017 and in Like New Condition
- ♦ Beautiful exterior and interior finishes.
- ♦ Impressive Curb Appeal and Visibility
- ♦ Abundant Parking
- ♦ Building has 3 Suites of 3,000 SF.
- ♦ Excellent Tenants include State Farm, Ridge Crest Homes and Simplified Behavioral Health.
- ♦ Suite occupied by Ridge Crest is available Now.
- ♦ Buyer can grow into other Suites or lease for income.
- ♦ Ideally suited for owner / user / investor.
- ♦ Convenient Access to U.S. Hwy 280, Greystone, Highland Lakes and rapidly growing 280 area.
- ♦ Current rental income is \$9,500 per month.
- ♦ Taxes and Insurance are approx. \$1,550 per month
- ♦ Tenant pays its own utilities and expenses.
- ♦ Current Rent is below market.
- ♦ Big Upside potential for owner/occupant.
- ♦ Priced below replacement cost.
- ♦ Outstanding Investment Opportunity



BIRDS EYE VIEW

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INTERIOR PHOTOS

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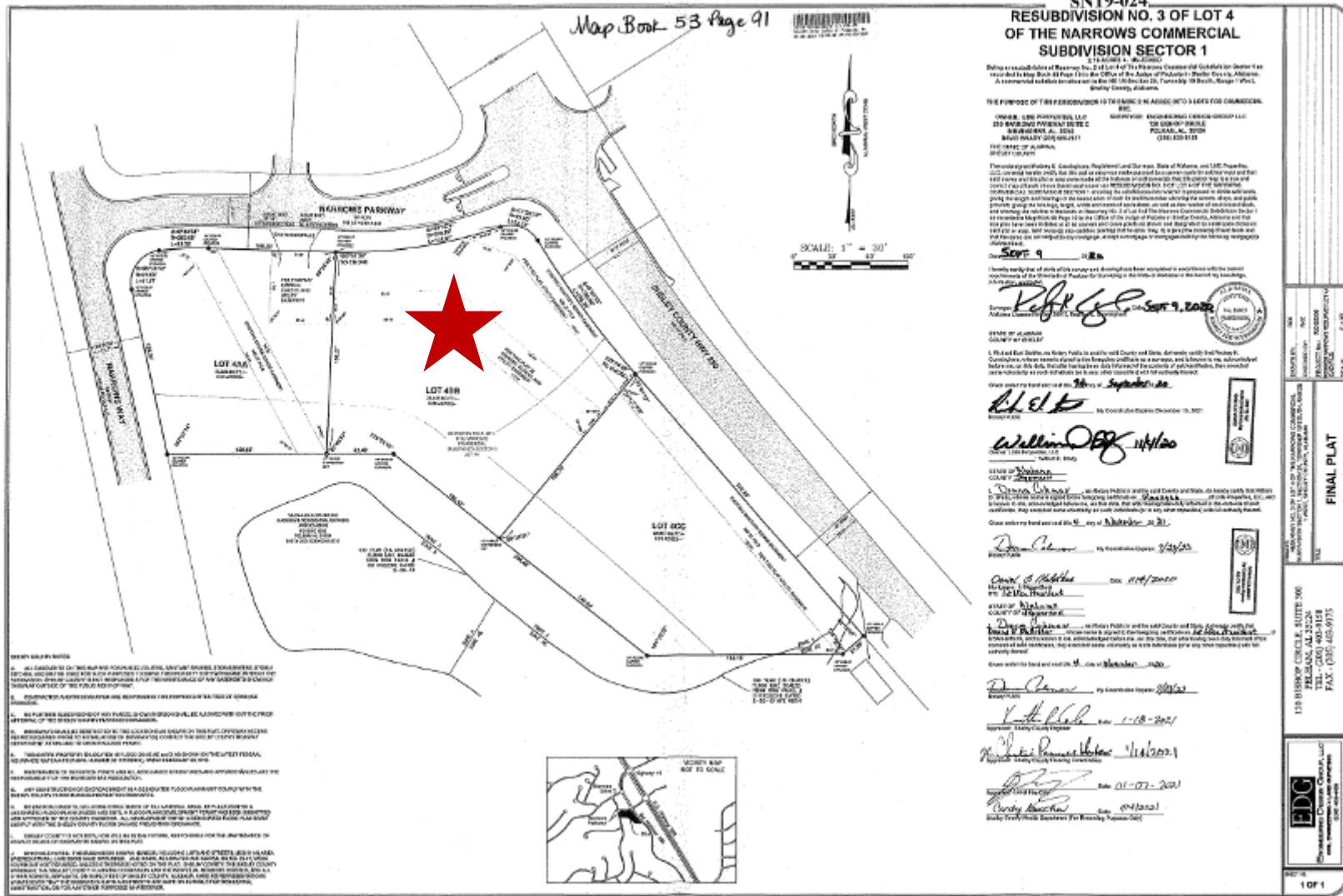
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PLAT MAP

215 Narrows Parkway ♦ Birmingham, AL ♦ 35242-8623 ♦ Shelby County

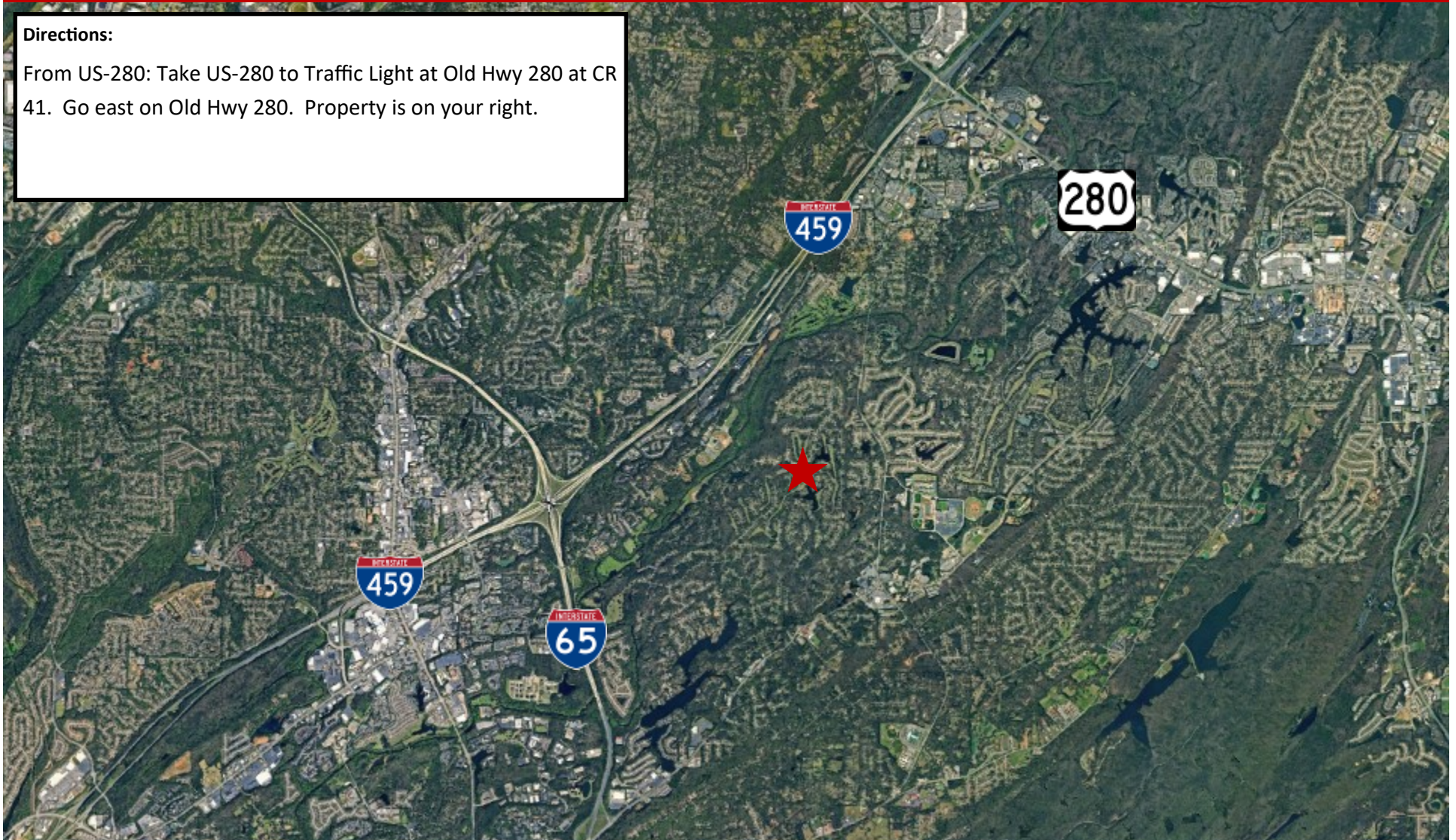


LOCATION MAP

215 Narrows Parkway ♦ Birmingham, AL ♦ 35242-8623 ♦ Shelby County

Directions:

From US-280: Take US-280 to Traffic Light at Old Hwy 280 at CR 41. Go east on Old Hwy 280. Property is on your right.



DEMOGRAPHICS

215 Narrows Parkway ♦ Birmingham, AL ♦ 35242-8623 ♦ Shelby County

DEMOGRAPHIC SUMMARY

215 Narrows Pkwy, Birmingham, Alabama, 35242

Ring of 5 miles

KEY FACTS

63,103

Population

41.2

Median Age



25,151

Households

\$96,587

Median Disposable Income

EDUCATION

3.1%

No High School Diploma



12.0%

High School Graduate



22.2%

Some College/
Associate's Degree



62.7%

Bachelor's/Grad/ Prof Degree

INCOME



\$116,673

Median Household Income



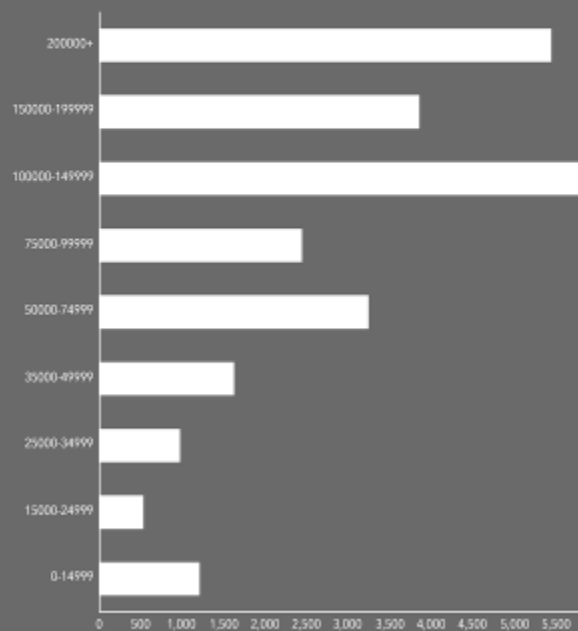
\$60,487

Per Capita Income

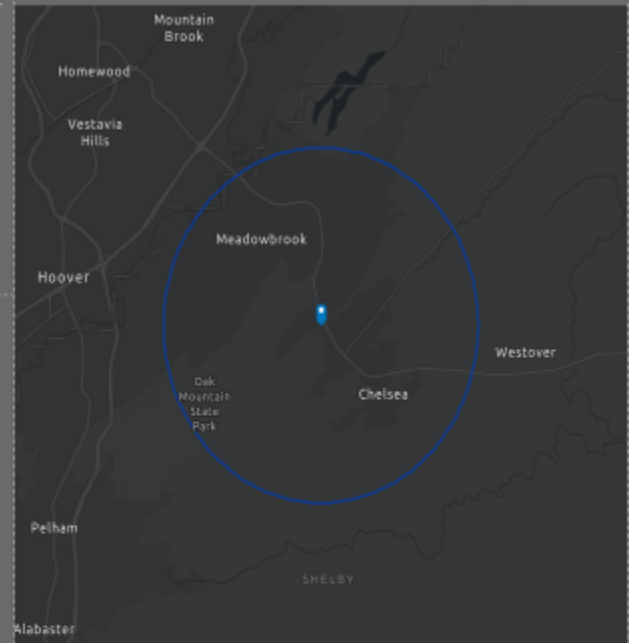


\$560,700

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



78.9%

White Collar



10.3%

Blue Collar



12.0%

Services

2.5%

Unemployment Rate