



PROPERTY DESCRIPTION

Excellent opportunity in Southside for visibility on a main thoroughfare with high traffic count. Close proximity to UAB Hospital, Children's, St. Vincent's and other area healthcare facilities. Amazing structure and location for a medicinal marijuana dispensary. Previous x-ray room offers cinder block walls, perfect for a vault/safe room.

PROPERTY HIGHLIGHTS

- High Visibility
- 9,800+ Vehicles Per Day
- 15 Parking Spaces
- Few Load Bearing Walls
- TI Available
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OFFERING SUMMARY

Sale Price:	\$825,000
Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	3,644 SF
Lot Size:	14,000 SF
Building Size:	3,644 SF
Rate:	\$19.00 NNN

BUD BALLARD

205.515.1505
bballard@redrockrg.com



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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