

COMMERCIAL PROPERTY FOR SALE

2172 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



7,785 Sq. Ft. Building on .62 Acres ♦ ASK PRICE: \$895,000

Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

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 guaranteed.

PROPERTY DETAILS

2172 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County

- ♦ 7,785 +/- SF Building on .62 +/- Acre Lot
- ♦ Building features office, retail and warehouse.
- ♦ Ideal for Owner/User/Investor.
- ♦ Frontage on Pelham Parkway.
- ♦ Across Highway from Wal Mart Super Center.
- ♦ Building and Monument Signage
- ♦ Excellent Parking (24 spaces)
- ♦ Easy Access via full traffic signal. Easy access to I-65.
- ♦ Constructed in 1960
- ♦ Renovated Circa 2000
- ♦ New Roof installed 2024
- ♦ Ideal for Retail, Office with Storage; Expansion
- ♦ High Traffic Counts (32,000 + Cars Per Day)
- ♦ Major activity generators nearby.
- ♦ Property Taxes: \$3,187/Year
- ♦ Owner may consider holding a mortgage.



Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



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

BIRDS EYE VIEW

2172 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net



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

LOCATION MAP

2172 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



INTERIOR PHOTOS

2172 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



EXTERIOR PHOTOS

2172 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



PLAT MAP

2172 Pelham Parkway ◇ Pelham, AL ◇ 35124 ◇ Shelby County



Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net



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

AERIAL PLAT MAP

2172 Pelham Parkway ◇ Pelham, AL ◇ 35124 ◇ Shelby County



FLOOR PLAN

2172 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



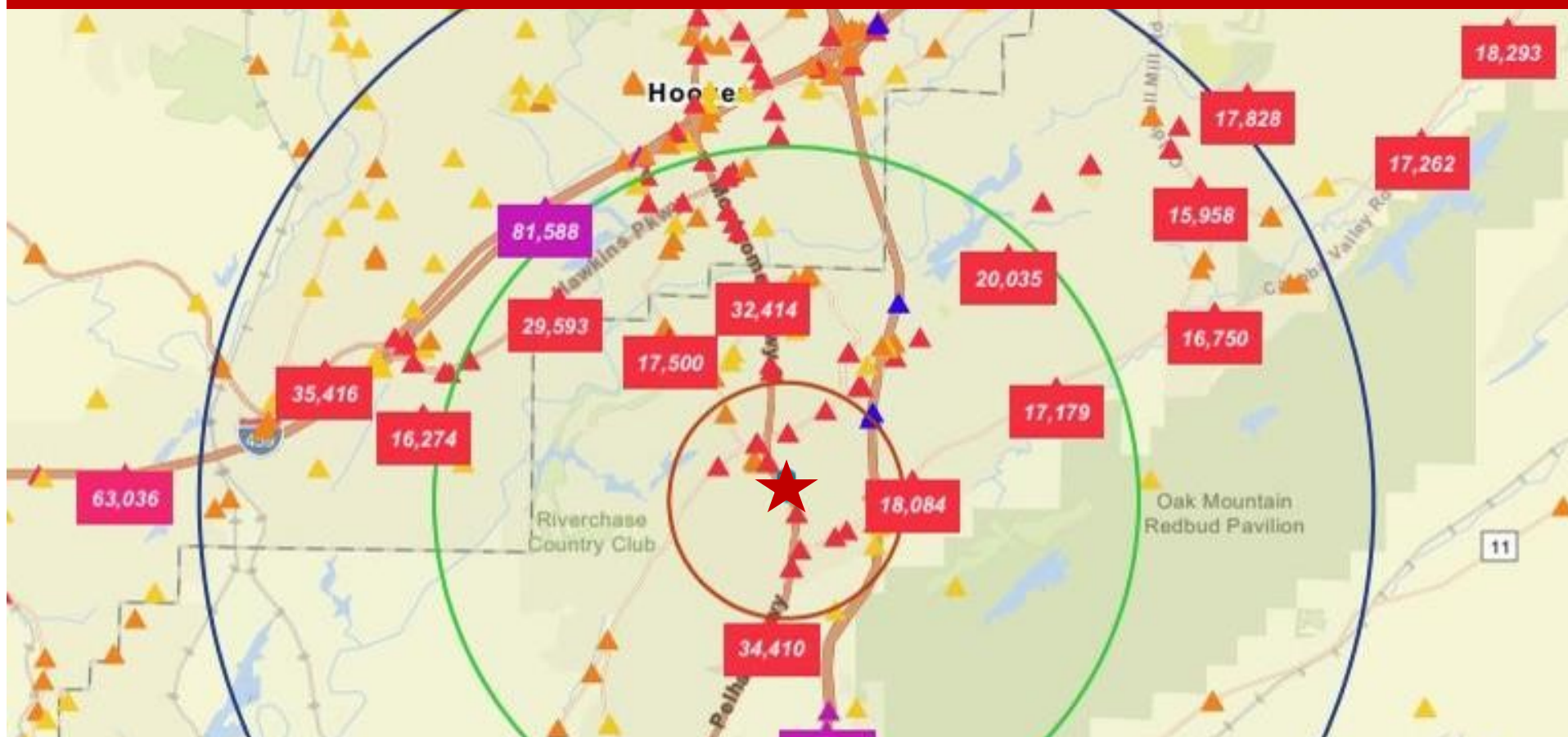
SURVEY

2172 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



TRAFFIC COUNTS

2172 Pelham Parkway ◇ Pelham, AL ◇ 35124 ◇ Shelby County



Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

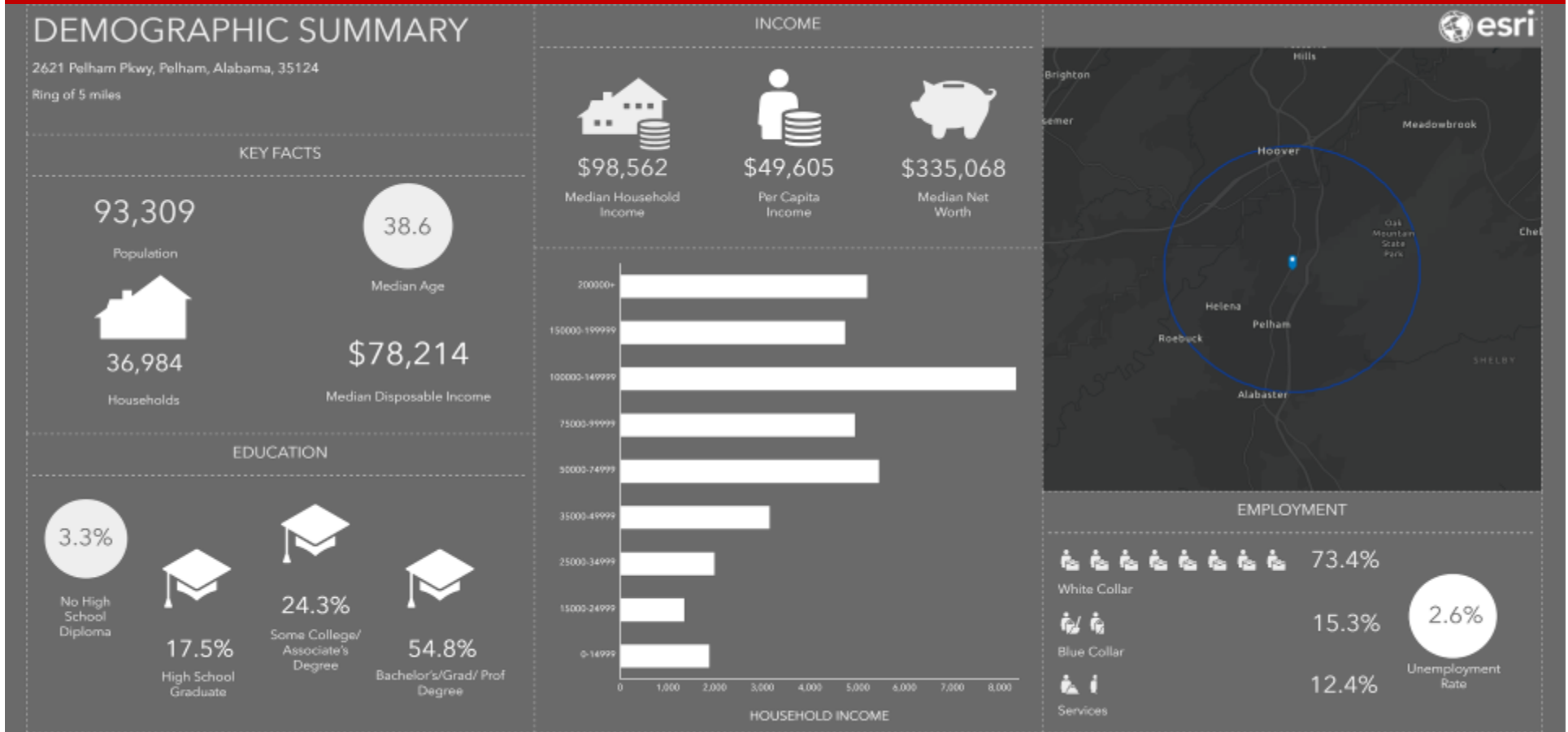
MARK DINAN
Commercial & Investment Real Estate



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

DEMOGRAPHICS

2172 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net



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