



FOR SALE | 4 Riverchase Ridge | Hoover, AL 35244

FOR SALE

RIVERCHASE OFFICE BUILDING

GrahamCompany.com

FOR SALE

FREESTANDING RIVERCHASE **Office Building**

4 Riverchase Ridge
Hoover, AL 35244

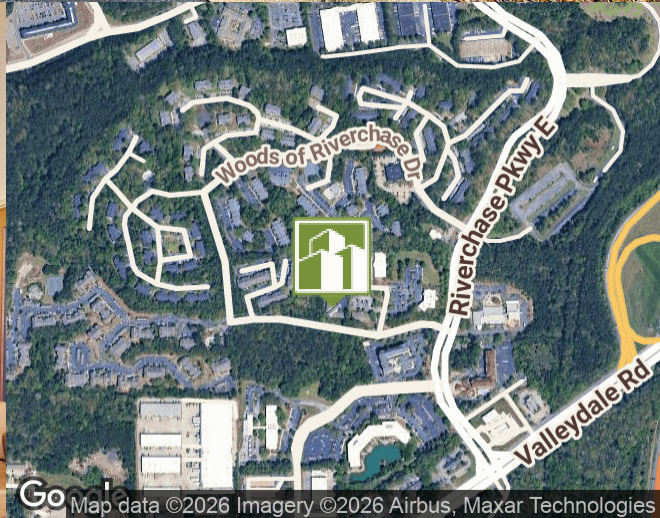
BUILDING SIZE 9,962 SF

SITE SIZE 1.07 Acres

SALE PRICE: \$1,950,000

PROPERTY DETAILS

- 9,962 SF Professional office building on 1.07 Acres
- 28 parking spaces
- Large private offices, board room, break room, open work areas, and fitness room
- Premium finishes throughout the building
- Located off Riverchase Parkway East with excellent access to US Hwy. 31 & I-65, Blue Cross/Blue Shield of AL and the City of Hoover's Riverwalk Village Health & Wellness Center
- Located in City of Hoover, Shelby County - no occupational tax
- Existing tenant can remain in place through July 2029 with a current NOI of \$152,609



Information deemed reliable; not guaranteed.

SAM CARROLL, SIOR
samc@grahamcompany.com
205.871.7100

MATT GILCHRIST, SIOR
mattg@grahamcompany.com
205.871.7100

205.871.7100
GrahamCompany.com

4 RIVERCHASE RIDGE | FOR SALE



4 RIVERCHASE RIDGE | FLOORPLAN

