



Partner's Tax & Accounting

7950 US-31 Hwy, Calera, AL 35040



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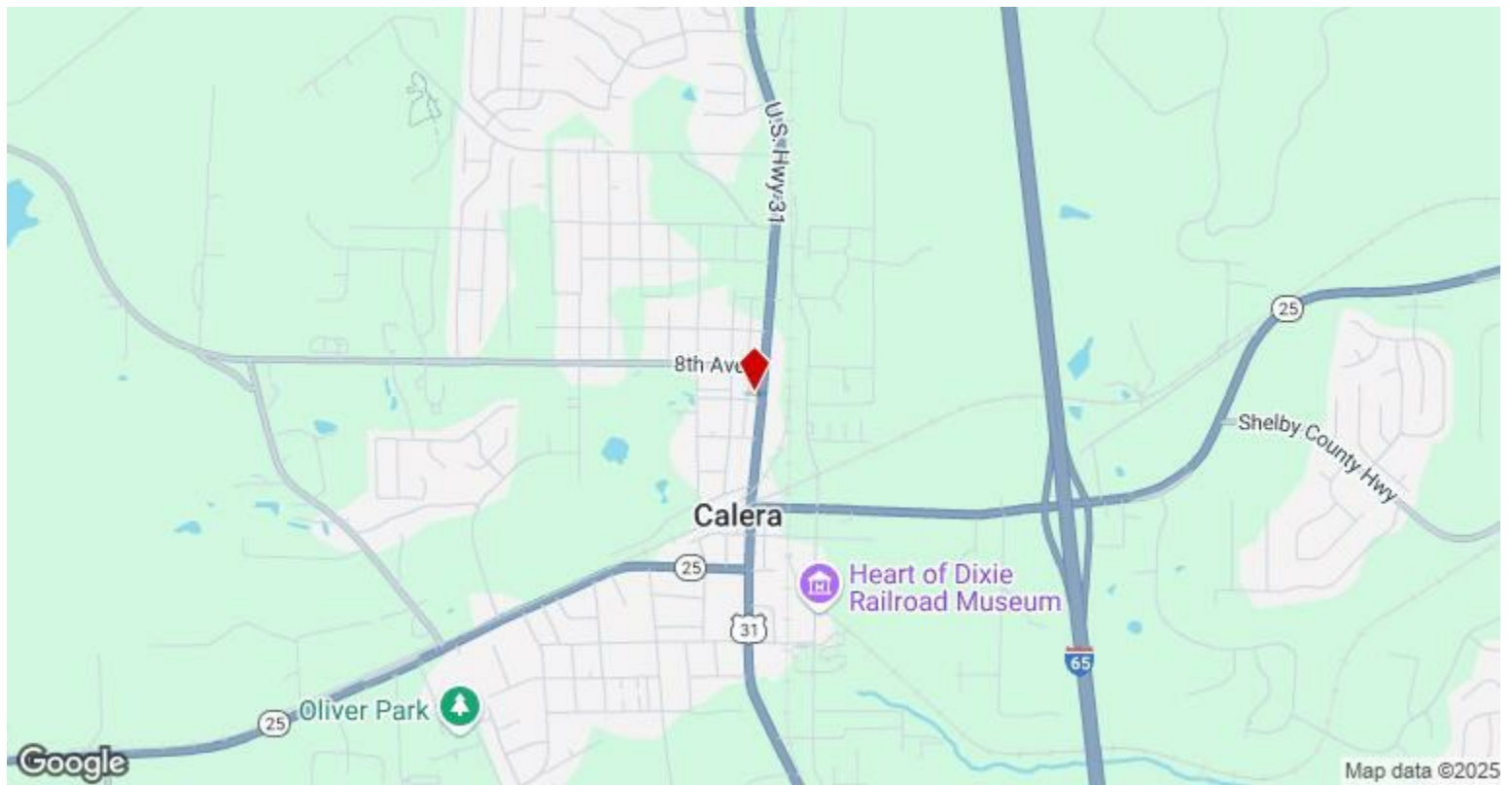
\$675,000

Location, Location, Location!! A great Office Building Location that has 2 very nice Office Suites. Suite A has Reception Area, Conference Room, Kitchen, 6 Private good-sized Offices, Work area, large Storage area, and Restrooms. Suite B, Reception Area, 3 Private good-sized Offices, open hallway, Kitchen area, restrooms and closets for storage. Both Suites are on a 3 year lease. Suite A is Leased for \$3,000 monthly and Suite B is leased for \$1500 monthly, for a Total \$54,000 yearly. Each side of the Building has approximately 10+ parking spaces. Located right off Hwy 31, daily traffic count 12,304 with road frontage of 103 ft, Zoned B2. The Building could be used for Retail Store or a small Restaurant on either side. So much more to see and do here....

- OWNER FINANCING is possible with sizeable down payment.



Price:	\$675,000
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	B
Sale Type:	Investment
Lot Size:	0.35 AC
Gross Building Area:	4,000 SF
Rentable Building Area:	4,000 SF
No. Stories:	1
Year Built:	1970
Tenancy:	Multi
Parking Ratio:	2.75/1,000 SF
Zoning Description:	B2
APN / Parcel ID:	285211001020000
Cross Streets:	9th street



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Property Photos



Property Photos



Property Photos



DSCN3933



DSCN3935

Property Photos



Property Photos



DSCN3951



DSCN3960

Property Photos

