



Partner's Tax & Accounting

7950 US-31 Hwy, Calera, AL 35040



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Partner's Tax & Accounting

\$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.

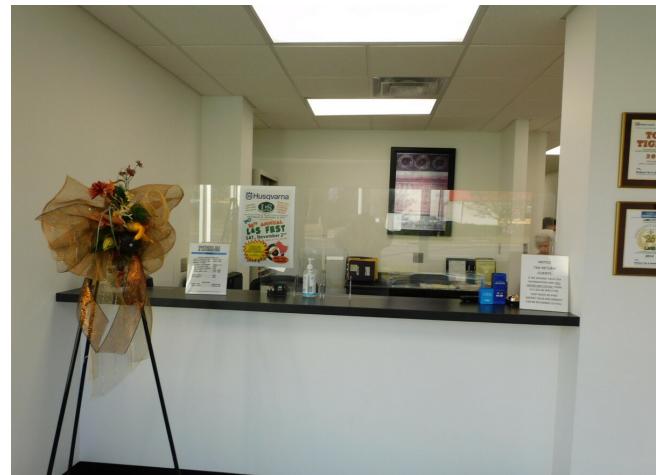
Suite A is Leased for \$3,000 monthly and Suite B is leased for \$1500 monthly, for a Total \$54,000 yearly. Each side of the Building has approximately 10+ parking spaces.

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

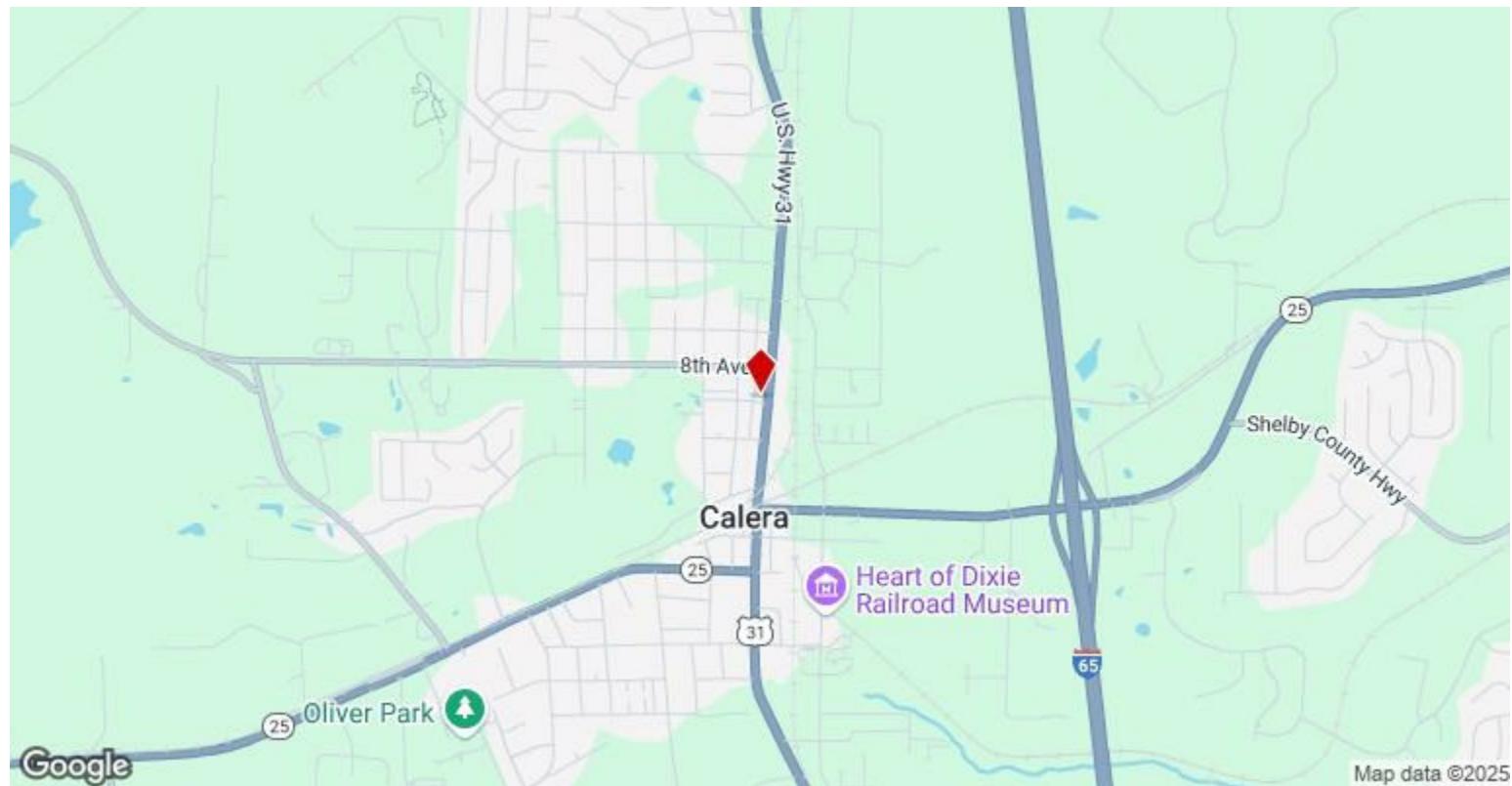
Tenancy: Multi

Parking Ratio: 2.75/1,000 SF

Zoning Description: B2

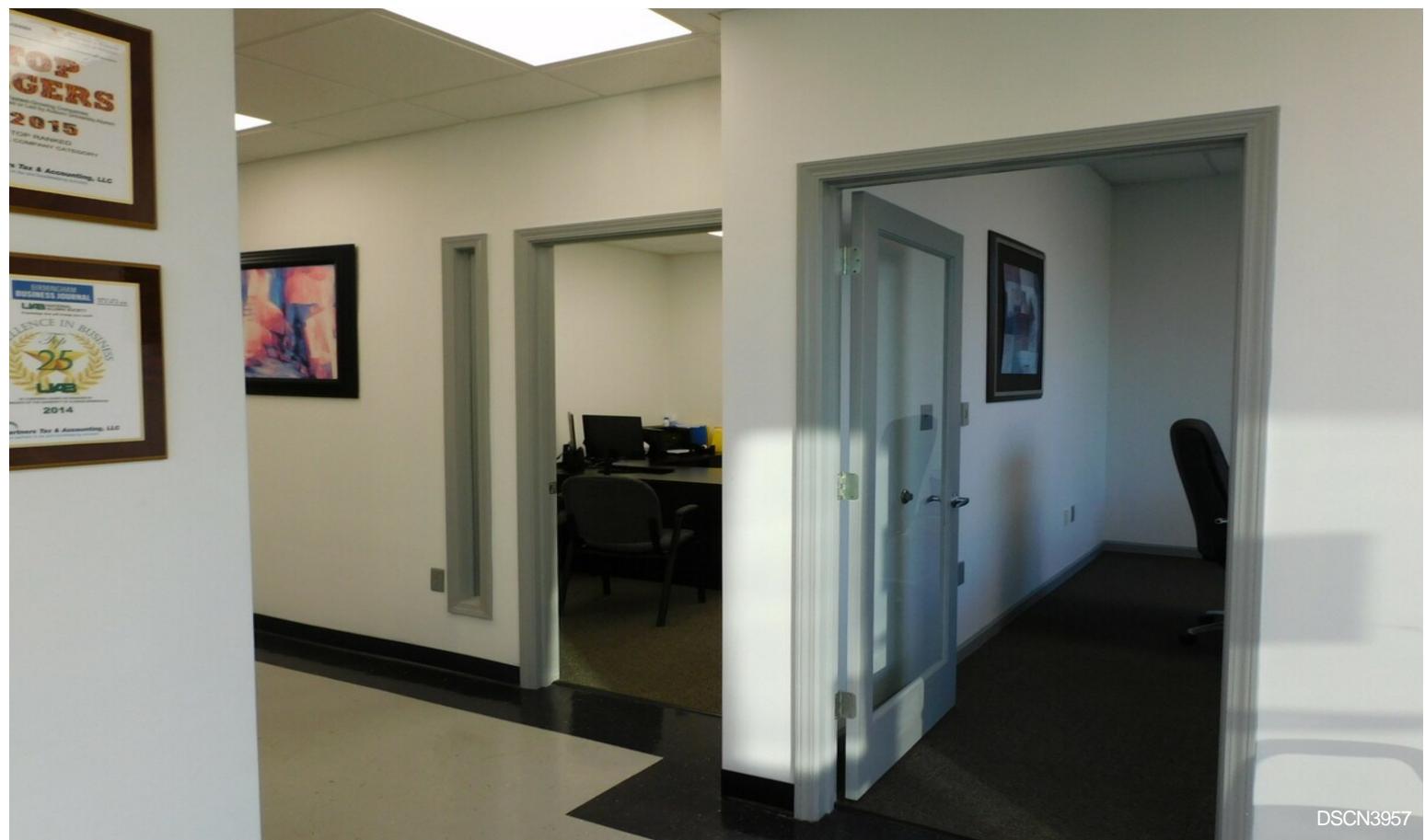
APN / Parcel ID: 285211001020000

Cross Streets: 9th street



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Property Photos

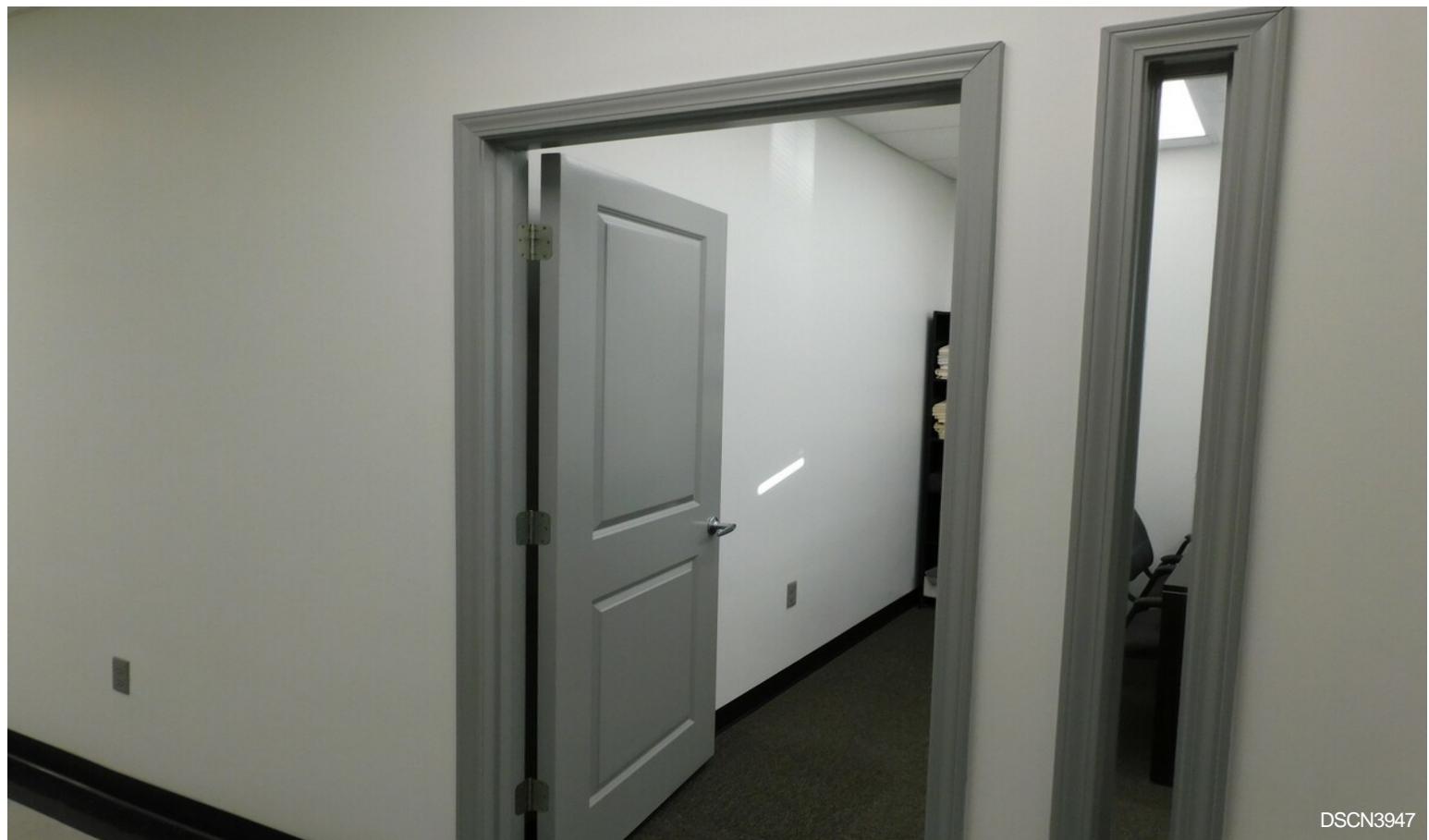


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Property Photos



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Property Photos

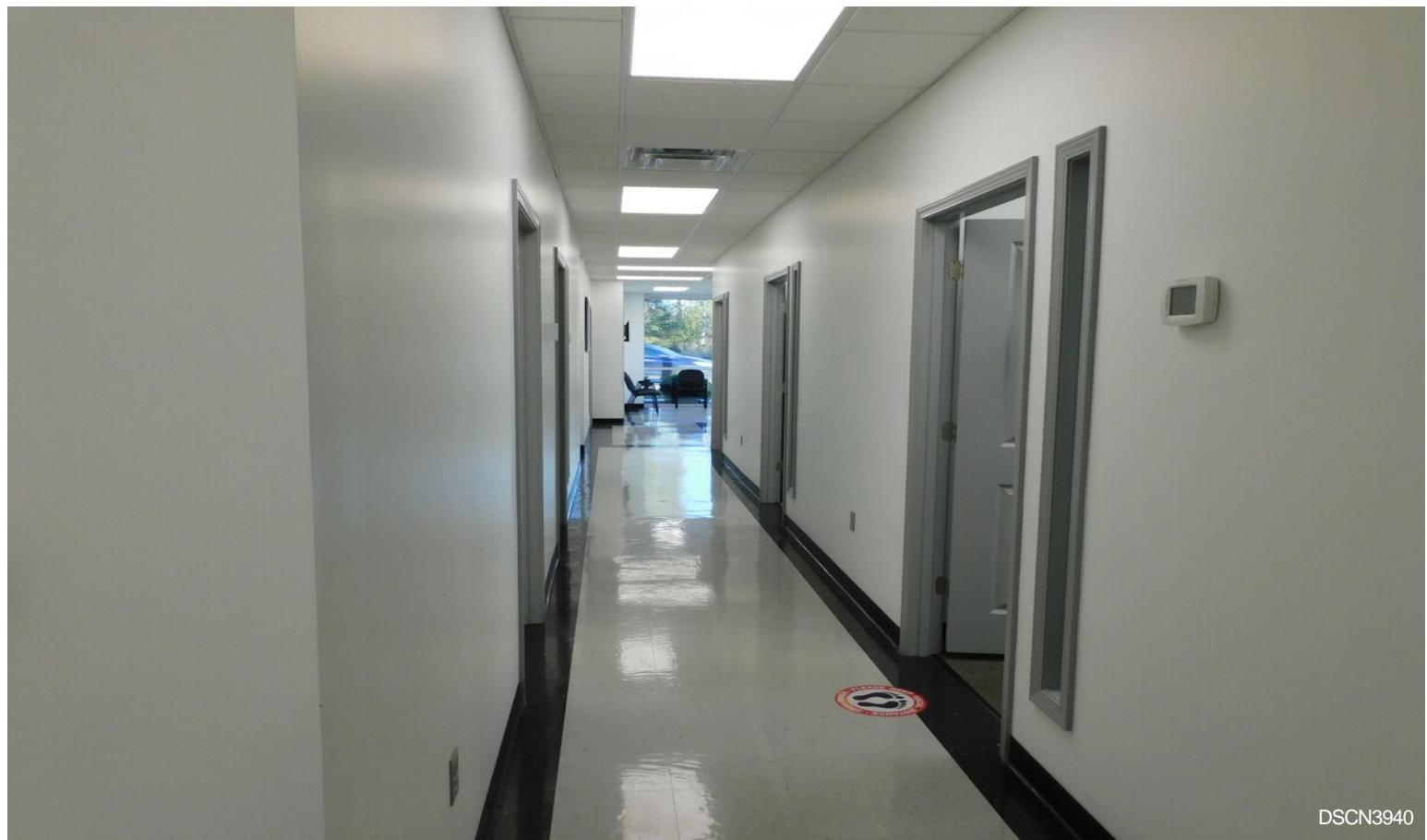


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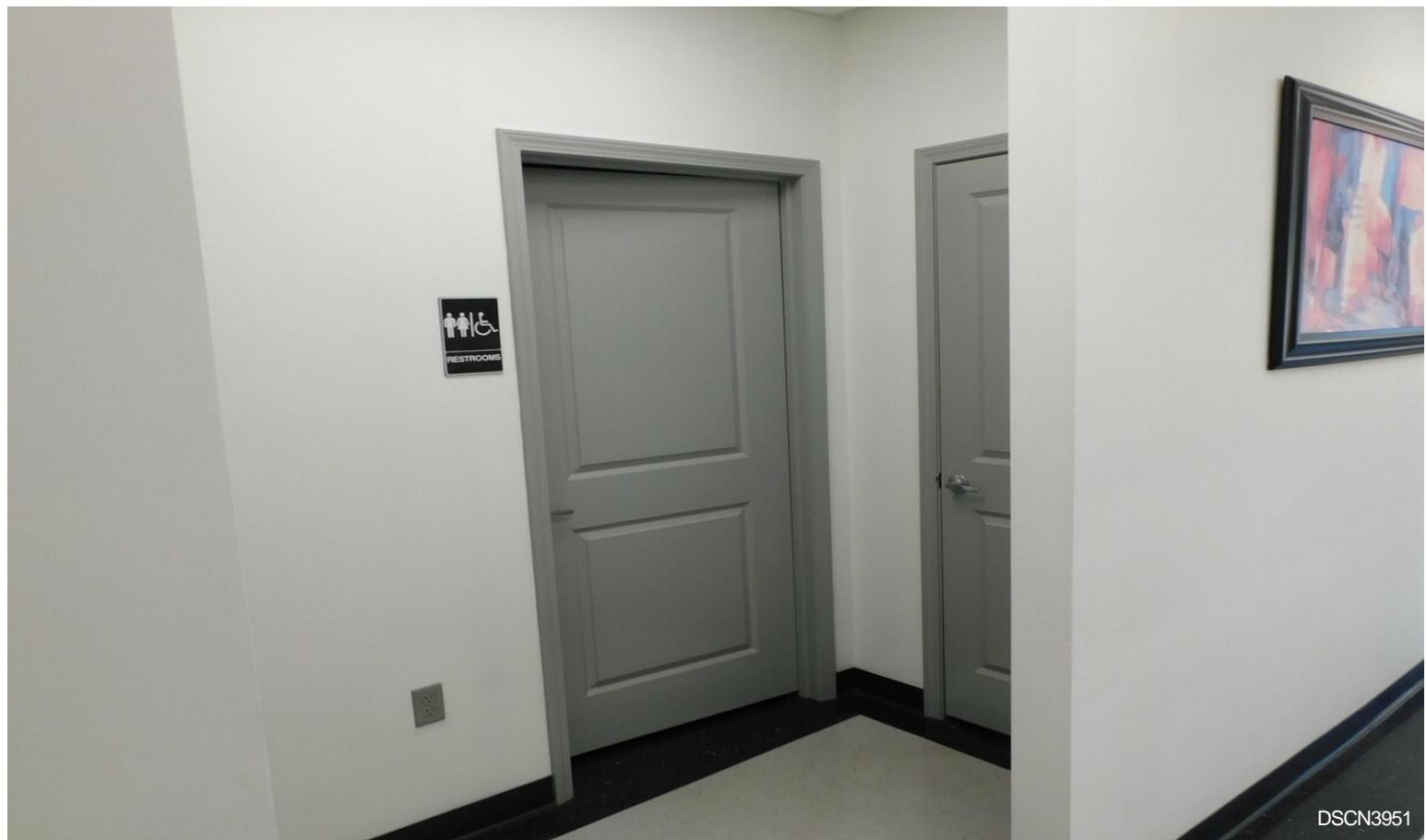


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Property Photos



Property Photos



Property Photos

