

# FOR SALE: 6,496 SF STAND-ALONE OFFICE BUILDING

999 Rocket Way, Gardendale, Alabama 35071



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**JH  
BERRY**  
Commercial Real Estate

# 999 Rocket Way

Gardendale, AL 35071

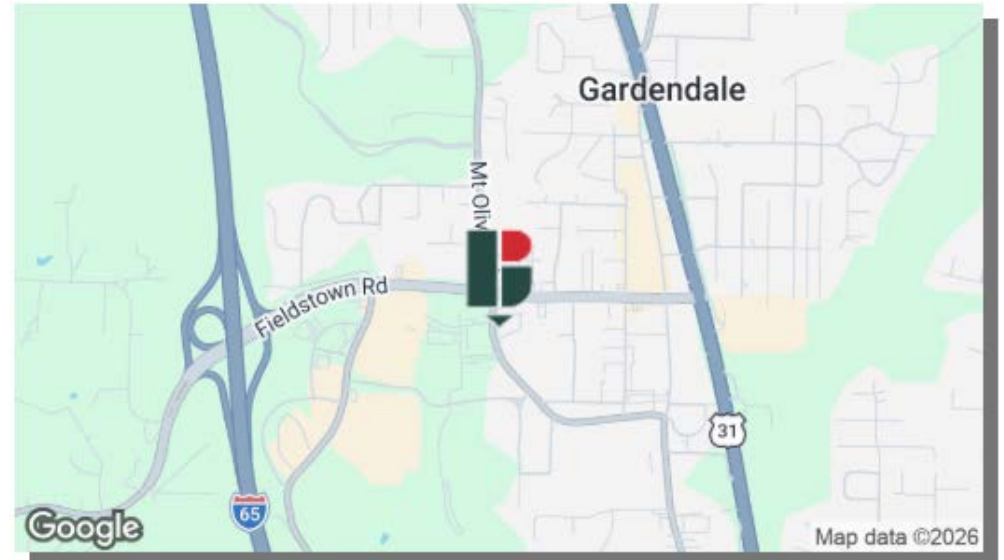
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## / Property Features

- **6,496 SF** two-story class A office building located in the center of Gardendale
- Built in 2000 and recently renovated with Class A finishes and updated systems
- **.89 AC** property with front and rear parking (+/- 42 spaces)
- Ideal for professional office tenant or medical office conversion
- Flexible Commercial Zoning: C-2 Community Business District
- Located in the core of Gardendale's retail/medical corridor

**SALE PRICE:**

**\$1,175,000**



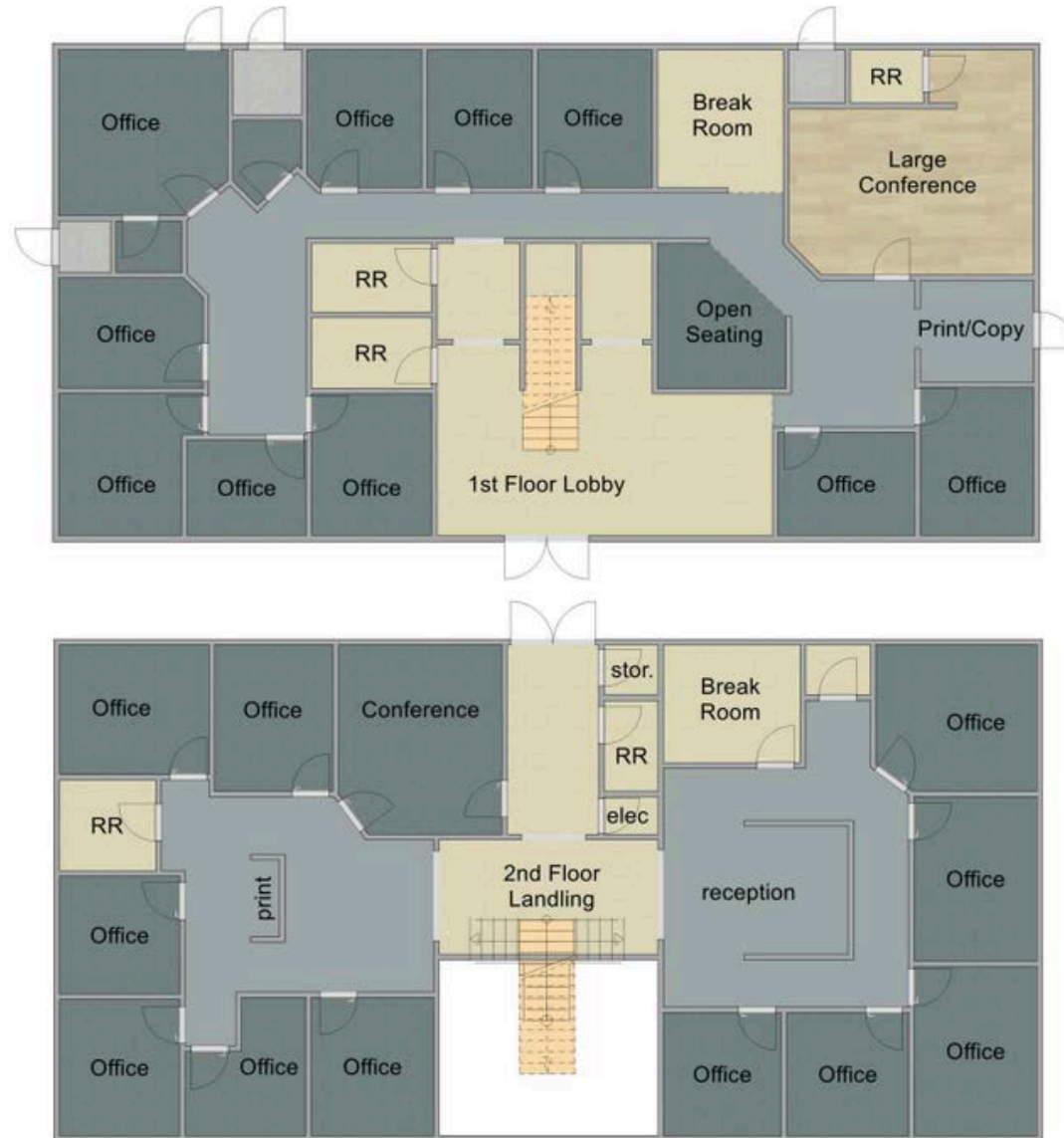
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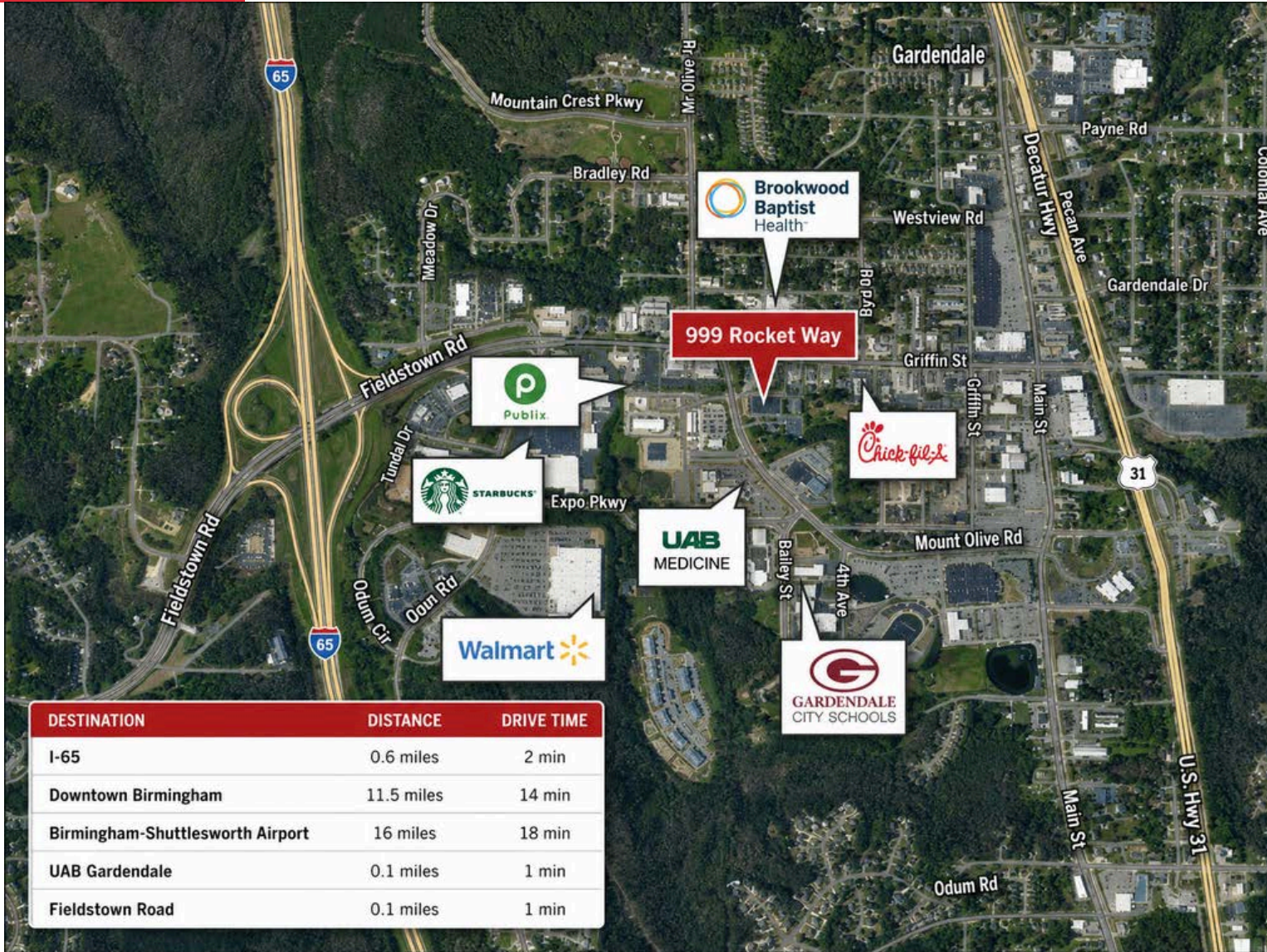
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DESTINATION	DISTANCE	DRIVE TIME
I-65	0.6 miles	2 min
Downtown Birmingham	11.5 miles	14 min
Birmingham-Shuttlesworth Airport	16 miles	18 min
UAB Gardendale	0.1 miles	1 min
Fieldstown Road	0.1 miles	1 min

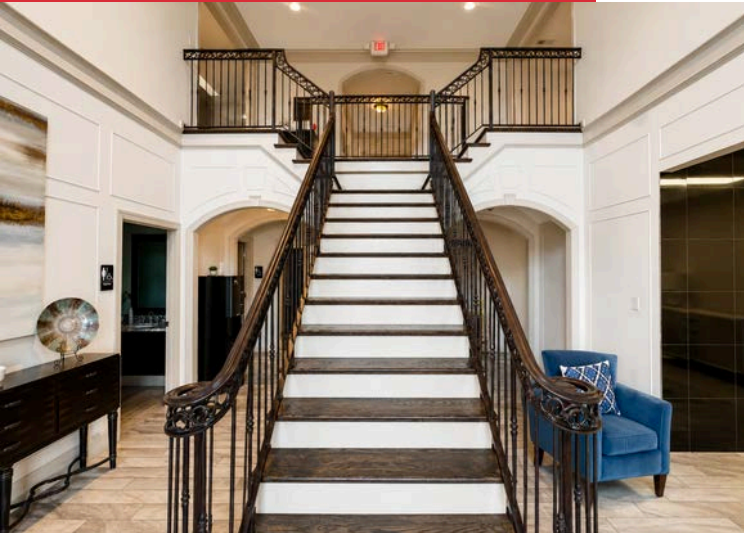
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