

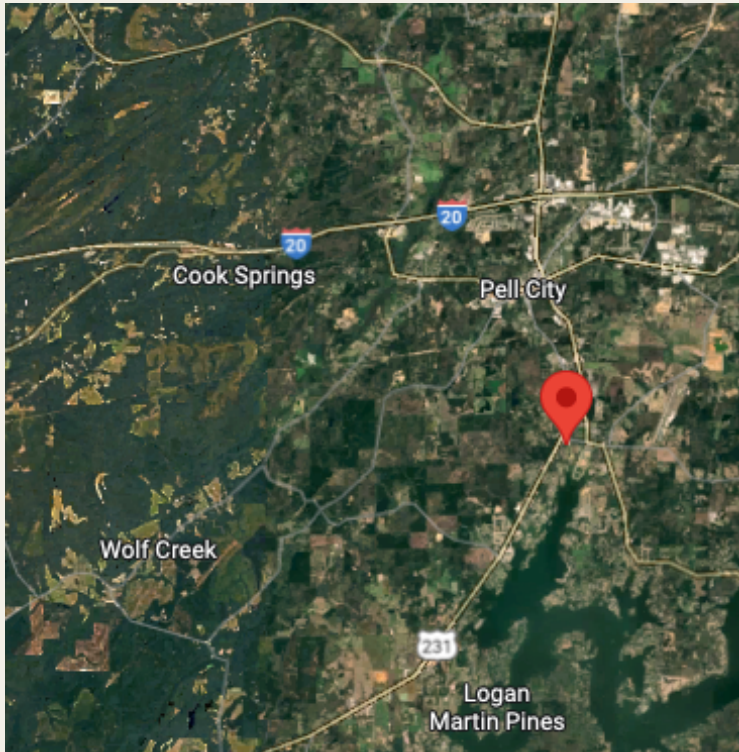
# FOR SALE

50 Cropwell Dr.  
Pell City, AL 35128



# Lightpoint

A Healthcare Real Estate Firm



## Offering Summary

List Price:	\$845,000
Building Size:	6,000sf
Lot Size:	20,038sf

## Property Highlights:

- 50% of the building is built out for Medical Use (Pediatric Dental Office)
- 50% of the building is in shell condition
- Conveniently located on Cropwell Dr. near Logan Martin Lake
- Can be purchased as investment OR owner user

**Kyle Church**

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**Your Legacy Awaits**

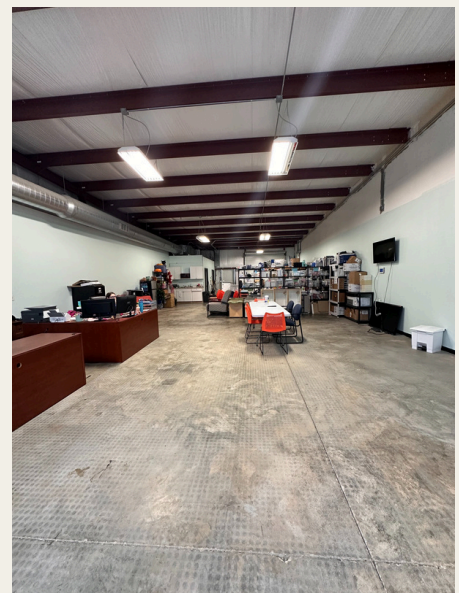


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## Property Photos



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## Property Specifications

Address:	50 Cropwell Dr., Pell City, AL 35128
Building Size:	~6,000sf
Land Size:	0.46 acres
Tenant Mix:	3,000sf: Pediatric Dental Associates 3,000sf: Used as extra office space for PDA
NOI:	~\$72,000 (with PDA additional office space rent)

## Pediatric Dental Associates Lease Abstract

Tenant:	Pediatric Dental Associates
Term Remaining:	~5 Years
Rental Income:	~\$56,193 (Year 5 of Lease)
Annual Escalations:	1%
Lease Start:	November 2020
Lease Expiration:	November 2030
Renewal Options:	One - 5 Year Option at continued escalations

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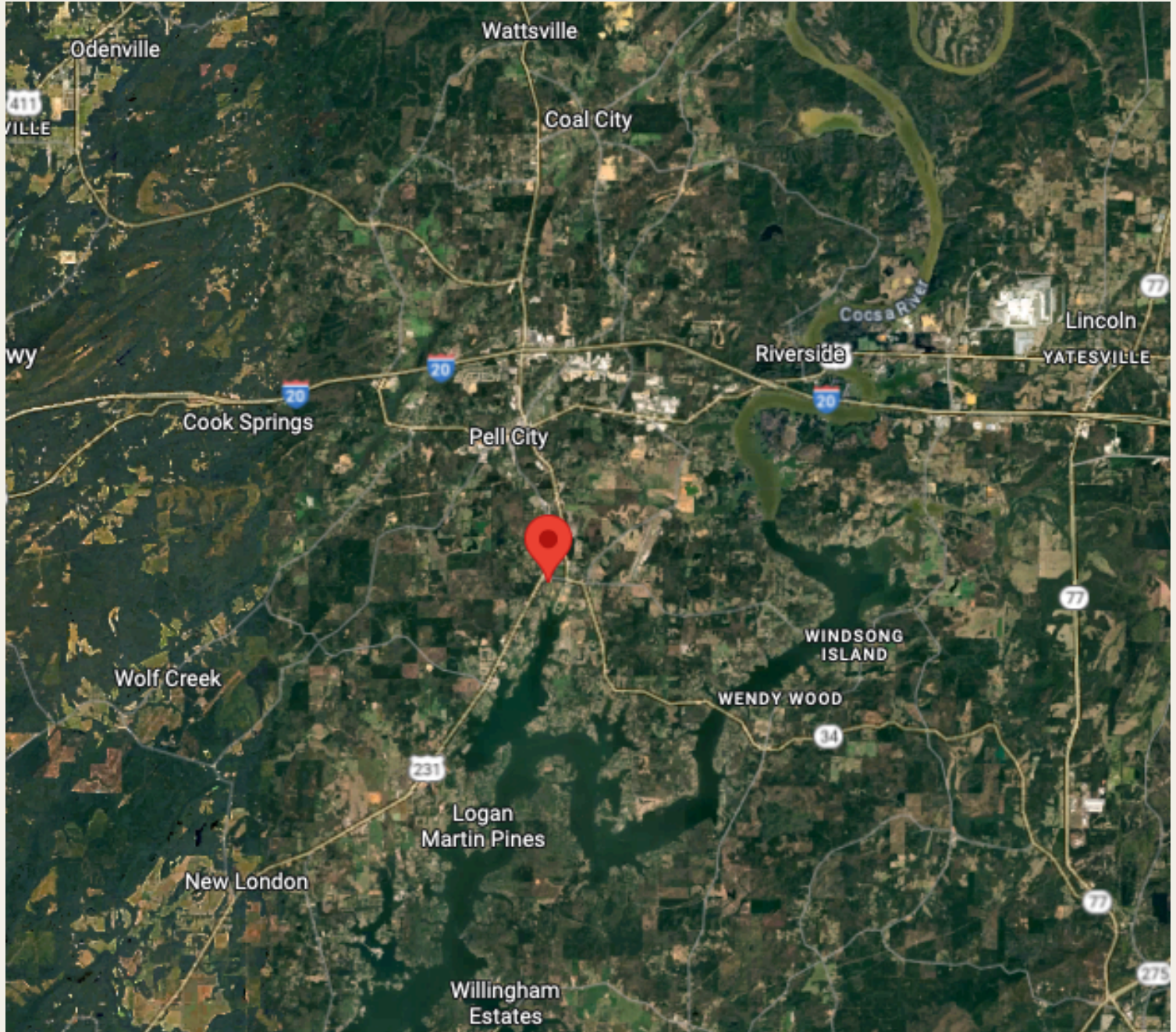


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