

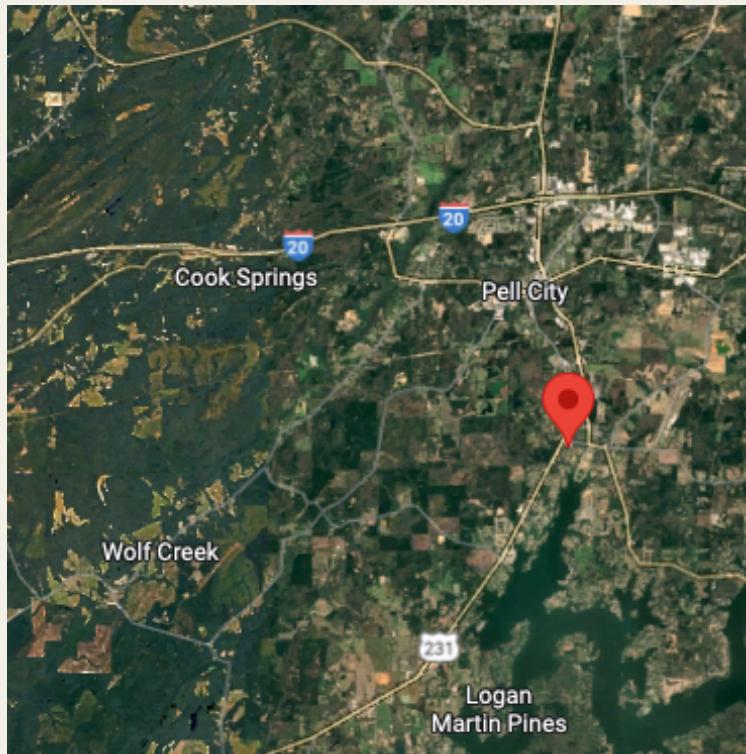
FOR SALE

50 Cropwell Dr.
Pell City, AL 35128



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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

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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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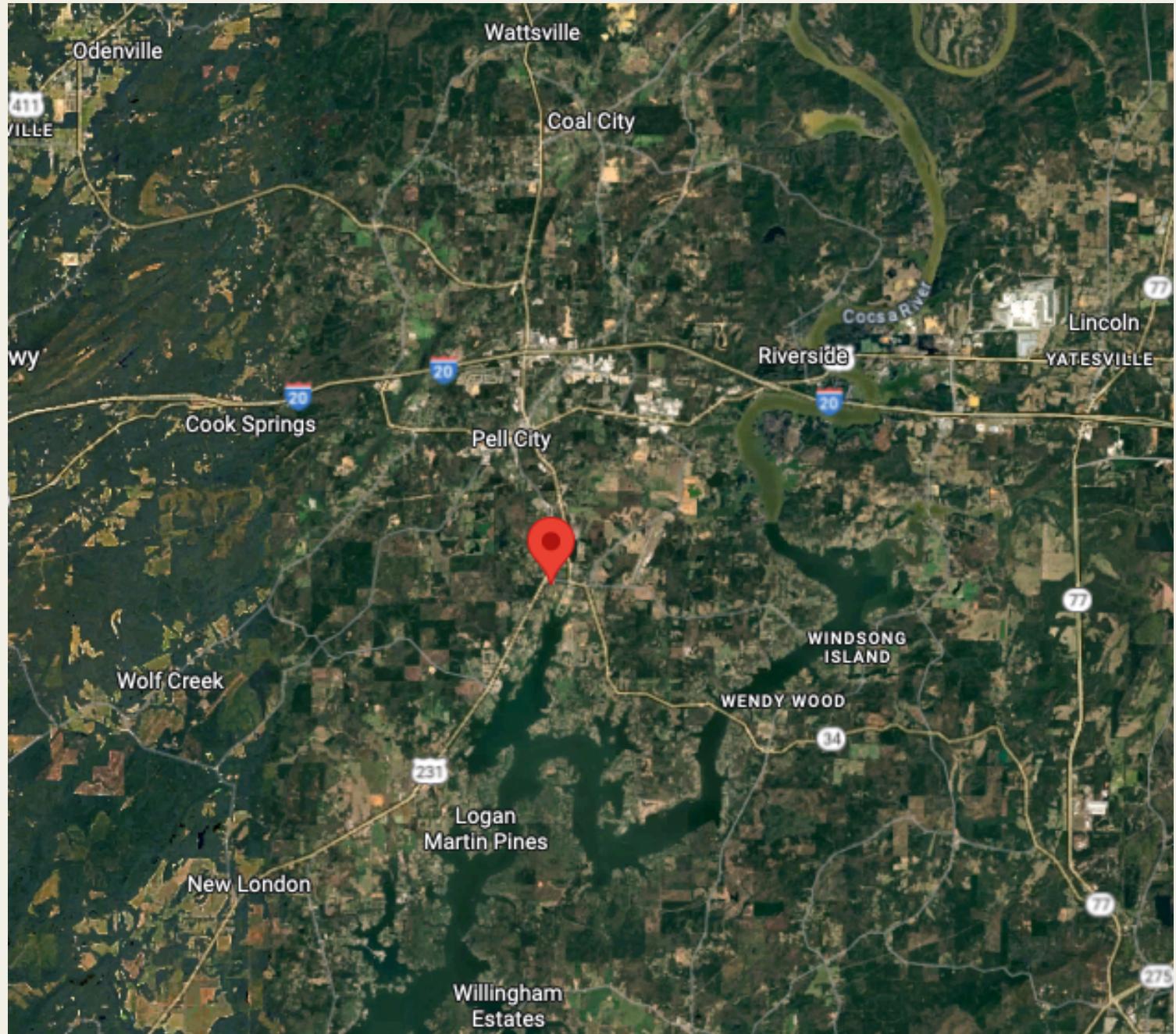
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