

**FOR SALE**

# The Longview Building FOR SALE

3512 Old Montgomery Highway  
Homewood, AL 35209

**BUILDING SIZE:** 10,824 SF

**SITE SIZE:** 1 Acre

**PARKING SPACES:** 44 Total spaces in 2 surface lots

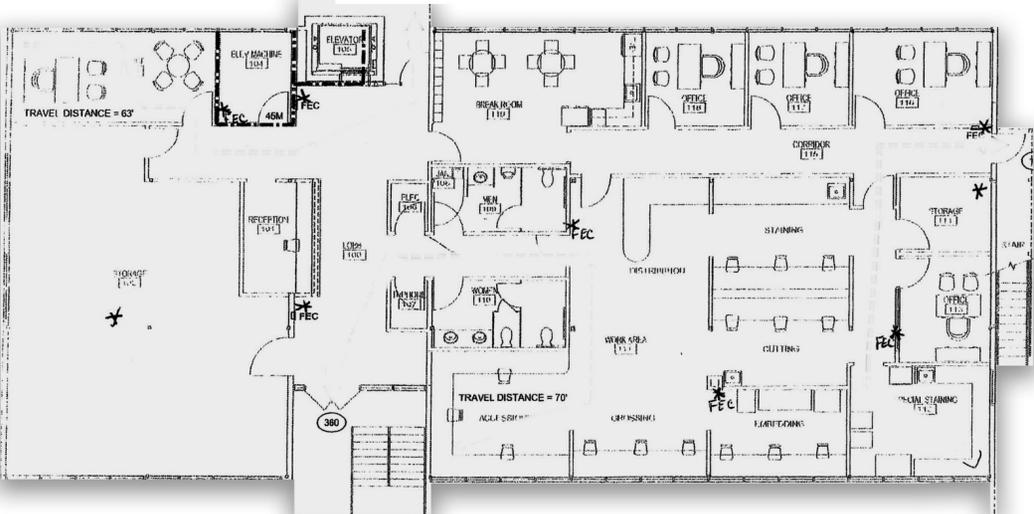
**SALE PRICE:** \$3,450,000

## PROPERTY HIGHLIGHTS

- 2-Story, 10,824 SF office/medical building for sale in the Midtown market. The Homewood location offers easy access to US Hwy. 31, US Hwy. 280, Lakeshore Parkway, and I-65. The building is less than (.5) miles from the Lakeshore Foundation and less than (1) mile from Baptist Health Brookwood Hospital and Samford University.
- Ideal for Lab space, medical office or office conversion
- (1) Elevator
- Current floorplan includes large conference room, training room, work areas, break room on both floors, and unfinished first floor storage area
- Surface parking lot includes 34 spaces in front lot & 10 spaces in back lot; 1 handicap parking space in each lot
- Prominent signage opportunities
- Well landscaped site



FIRST FLOOR



SECOND FLOOR

