

SALE/LEASE
Office Division

West Medical Complex Sale or Lease-former Children's Pediatrics West

1090 9th Avenue Bessemer, AL 35022



Exclusive Agent:

Michael Johnson

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Property Information

- 10,000 total square feet
- 6,700 Square Feet Medical space ready for owner occupancy or Tenant lease
- 3,300 square feet occupied by Hinkle Pharmacy with 9 years remaining on lease term, producing \$48,000.00 annually in gross income with future rental increases and a personal guaranty in place.
- Adjacent building torn down in 2025 to increase visibility to property
- 3 HVAC units replaced in 2023 and 2 in 2025. All HVAC units serviced semi-annually
- Parking lot resealed and striped in 2024
- 1.57 acre site; total building square footage is 10,000sf. Ample surface level parking
- Constructed in 2006
- Lease type NNN plus Utilities; Dumpster is provided in CAM
- Ideal for owner medical user
- Landlord Tenant Improvements are Available.

Sale Price (Revised July 2025)

~~\$1,700,000.00~~

~~\$1,600,000.00~~ October 2025

\$1,440,000.00



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