

# Office/Medical Building on 1.55 Acres

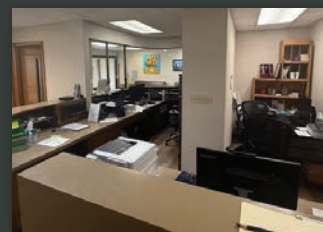
22727 Alabama 25 | Columbiana, AL 35051

# \$649,000

## Sale Price

# ~3,899 Sq Ft

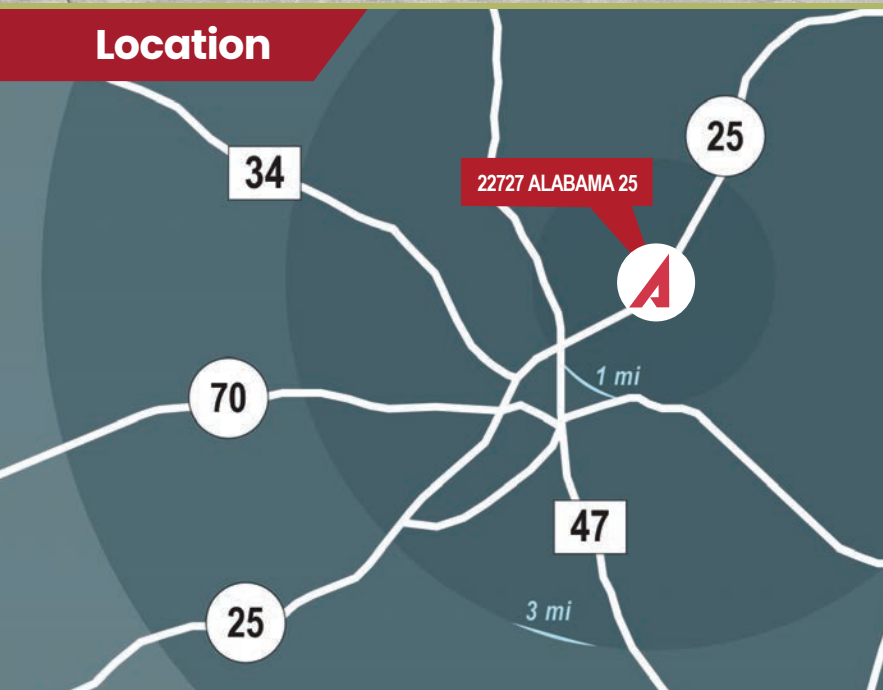
## Office Building For Sale



## Property Highlights

- 3,899± SF building on 1.55± acres
- Former dental practice; easily adaptable to medical or professional office
- High-visibility location on Highway 25 with convenient access
- Large site supports ample surface parking and straightforward circulation
- Multiple private rooms for exam/office/consult use, plus reception/waiting potential
- Prominent building and monument signage opportunities along a well-traveled corridor
- Operations: Single-tenant configuration ideal for owner-occupant or single practice/group
- 3 Bathrooms upstairs, and two bathrooms downstairs
- 5 exam rooms, lab, sterilization room, equipment room and 4 offices
- Downstairs is partly finished with two offices w/ bathrooms
- Typical office/medical utility capacity (verify specs as needed)
- Serves Columbiana and broader Shelby County with easy regional connectivity

## Location



# NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

601 Vestavia Parkway, Suite 150, Birmingham, AL 35216

[www.chasecommercial.com](http://www.chasecommercial.com)

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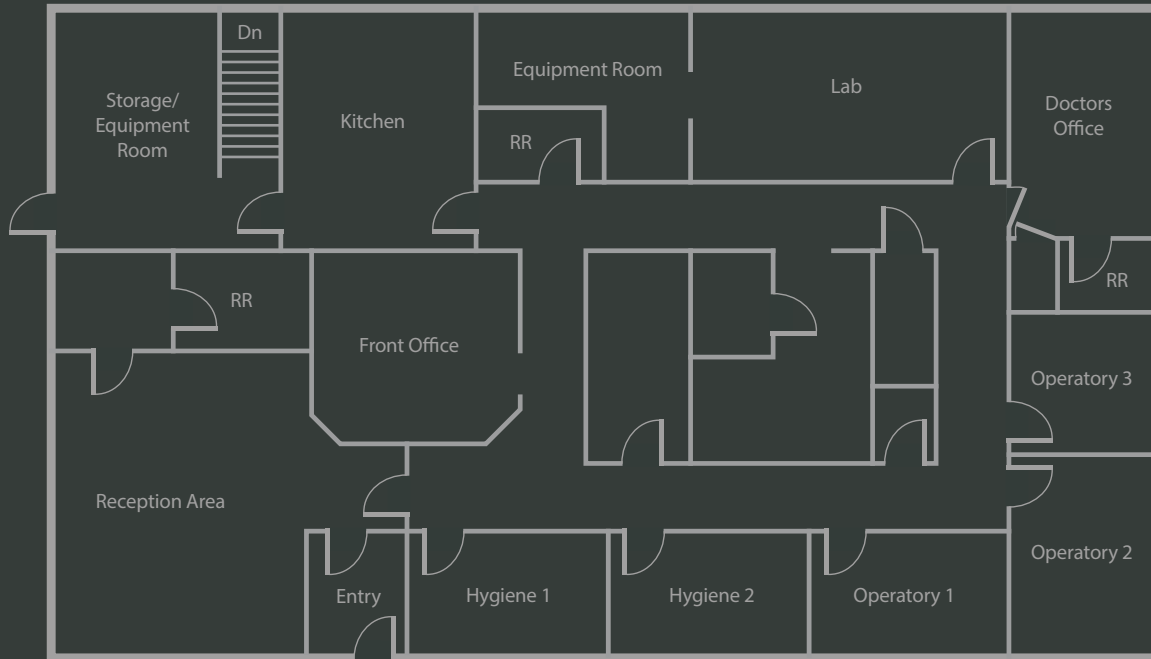
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## Site Plan



## Medical/Office Building

# ~3,899 Sq Ft

## Area Description

Formerly operated as a dental practice, the 3,899 ± SF single-tenant building is adaptable for general office or medical office use. The existing layout supports efficient operations with a welcoming entry and multiple private rooms suitable for exam rooms, offices, consult rooms, or support spaces. The large site allows for signage visibility, abundant parking potential, and easy drive-up access. With flexible interior configuration and strong frontage along Hwy 25, this asset offers a practical turnkey solution for a wide range of professional services.

## Property Description

Positioned directly on Highway 25 in Columbiana, this property offers prominent visibility and convenient ingress/egress along a key commuter corridor serving Shelby County. The site benefits from steady local traffic, proximity to neighborhood conveniences, and quick connections to nearby communities throughout the Birmingham metro. The generous 1.55± acre parcel provides ample room for surface parking and site circulation, making it well-suited for professional office or medical users seeking accessibility and convenience for staff and clients/patients.

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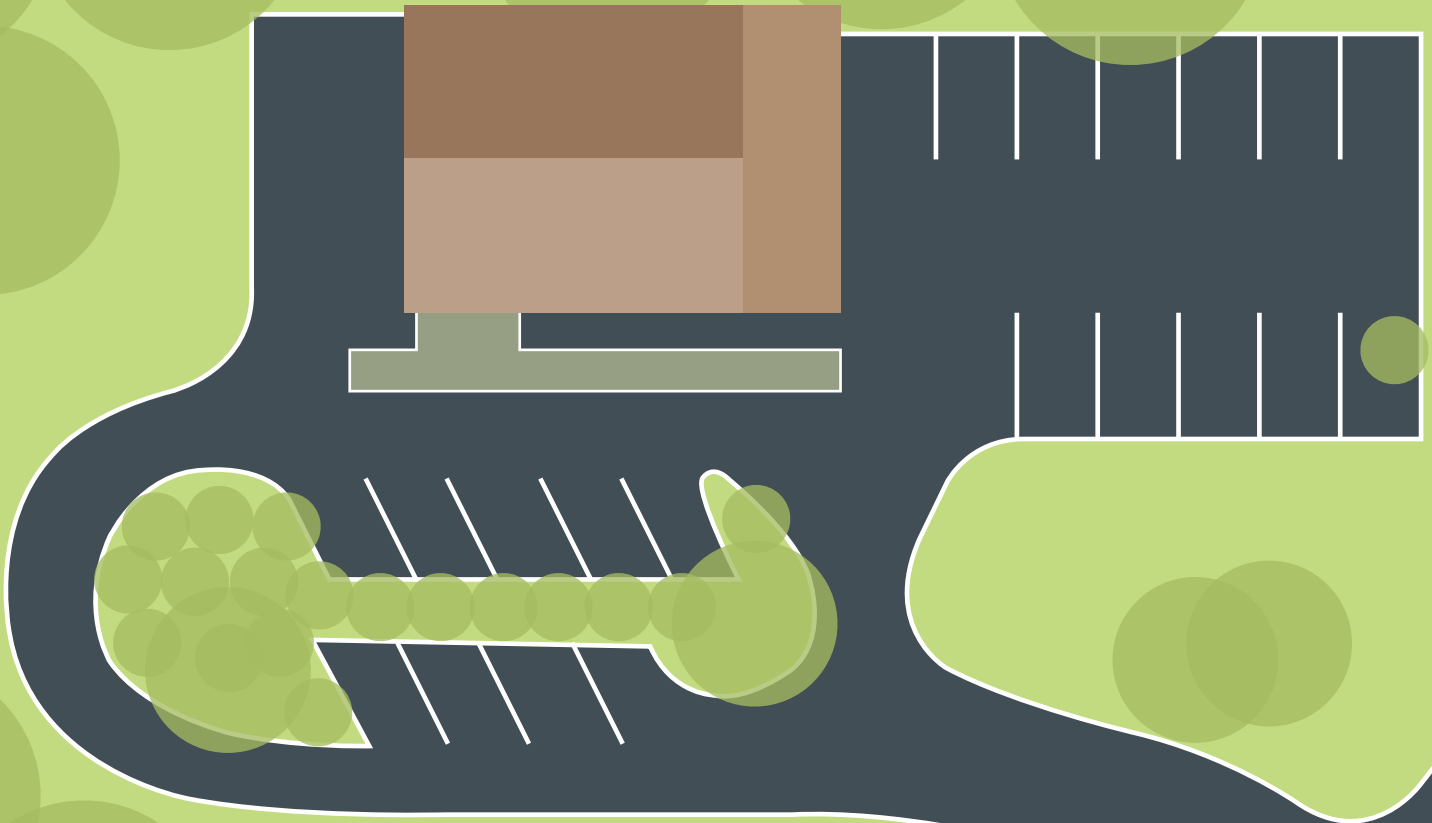
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### Site Plan



### More Information



For more information and to see other available properties, check out this listing at [chasecommercial.com](https://chasecommercial.com) or scan the QR code on your mobile device.

### Area Demographics

Population Total Households Average HH Income

1.0 Miles	397	967	\$75,203
3.0 Miles	1,614	5,200	\$63,046
5.0 Miles	2,699	8,036	\$71,537

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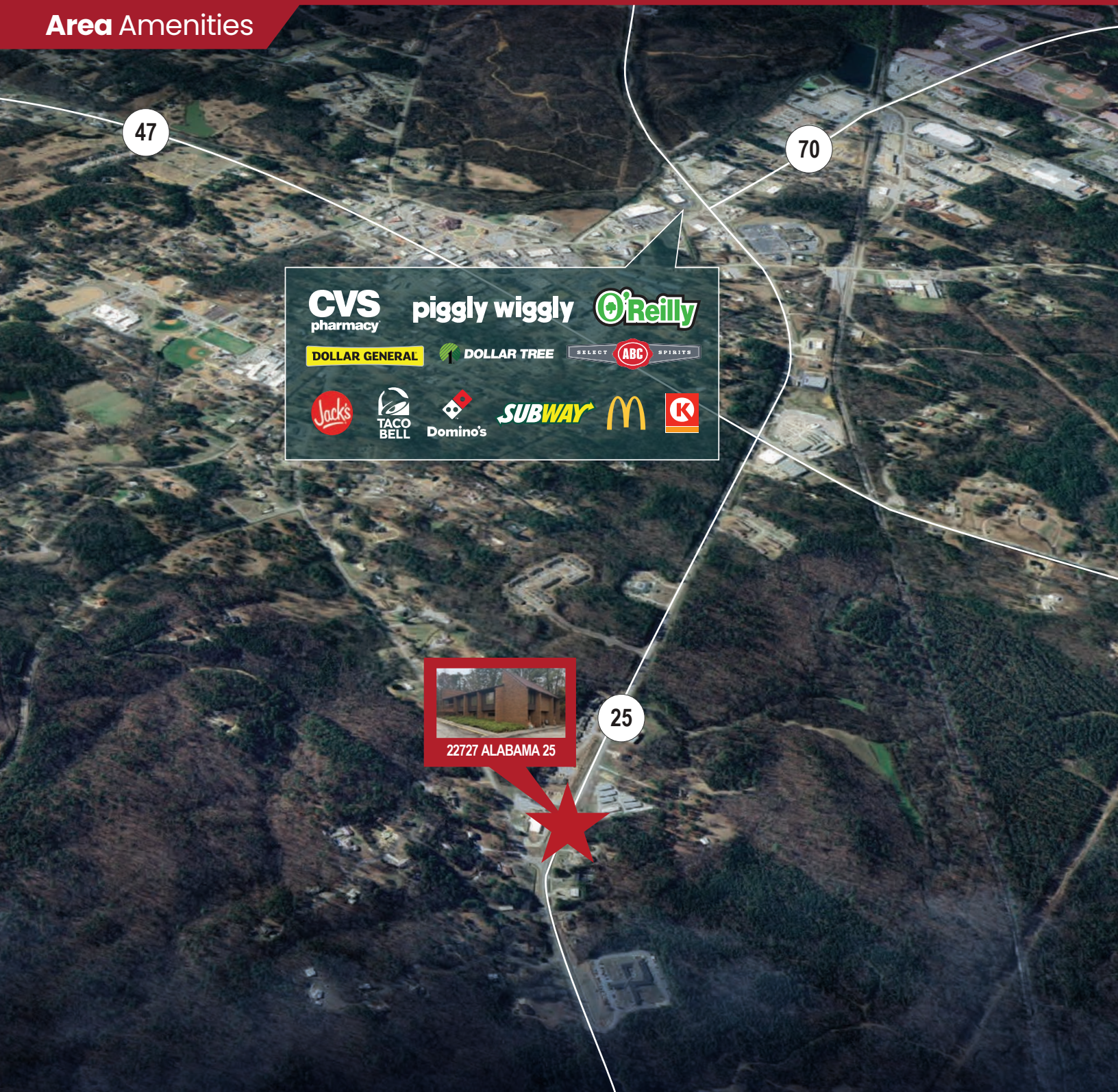
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### Area Amenities



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