

SALE/LEASE

Office or Retail for Sale/Lease

606 Oak Mountain Commons Lane Pelham, AL 35124

PRICE REDUCED October 2025
~~\$849,000~~-\$799,000.00



Exclusive Agent

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Property Summary

List Price	\$899,000.00 \$799,000.00
Lease Rate	\$14.00 NNN
Tenants	Edward Jones occupies 1,250sf and we currently have 2 vacancies
Vacant	2 spaces contiguous 3,750 sf
Total Square Feet	5,500 square feet
Lease Types	Gross
Gross Income	Currently \$16,000.00
Location	Located adjacent to Encompass Health Rehabilitation Hospital just off I-65 South in Pelham, AL Shelby County. Located nearby Shelby County Services Building and Pelham Town Center. Ample banking and Food amenities in the area.
Parcel ID	13-6-24-1-003-002.000
Roof	Original-2010
Construction Year	2010
HVAC	One unit replaced
Site	.60 acres



VACANT

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Edward Jones





Encompass Heath Rehab Hospital

Shelby County Services

Publix Anchored Shopping Center

Pelham Ridge Elementary