

EXCLUSIVE OFFICE OFFERING

Marcus & Millichap

**Thuss Medical Center
2124 4th Ave S
Birmingham, AL**



INVESTMENT OPPORTUNITY

- ◆ PRICE: \$1,500,000
- ◆ GROSS SQUARE FEET: 12,000
- ◆ PRICE PER GROSS SQUARE FOOT: \$125.00
- ◆ RENTABLE SQUARE FEET: 10,350
- ◆ PRICE PER RENTABLE SQUARE FOOT: \$144.93
- ◆ LOT SQUARE FEET: 21,344
- ◆ PRICE PER LOT SQUARE FOOT: \$70.28
- ◆ PARKING: 38 SPACES – 15 OF WHICH ARE COVERED

INVESTMENT HIGHLIGHTS

- ◆ Borders UAB Medical District at the corner of 4th Ave S and 22nd St
- ◆ Contains 10 recently renovated exam rooms, 10 offices, 2 nurses stations, X-ray room & conference room
- ◆ 100% occupied by 3 tenants - all pay below market rent w/ no formal lease in place
- ◆ Lot is zoned M1 - Light Industrial
- ◆ Perfect for Investor or Owner/User

Listed by:

BRIAN HIGDON

Associate – Healthcare Real Estate Group

Tel: (205) 382-3505

Fax: (205) 510-9110

Brian.Higdon@marcusmillichap.com

www.marcusmillichap.com/BrianHigdon

The Steiner Building, 15 Richard Arrington Jr. Blvd. North, Suite 300
Birmingham, AL 35203 • Tel: (205) 510-9200 Fax: (205) 510-9110

www.marcusmillichap.com