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

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