

For Sale/ Lease

A

Alexander Shunnar

Sale Price: **\$485,000**

Lease Rate: \$17.50/SF

net of utilities & janitorial

John Hennessy, SIOR

Partner, Director of Office Services +1 205 949 5982 john.hennessy@colliers.com

Colliers | Alabama

880 Montclair Road, Suite 250 Birmingham, AL 35213 Main: +1 205 445 0955 colliers.com

Boutique Office in Forest Park

3626 Clairmont Avenue, Birmingham, AL 35222

- Great views overlooking Highland Park Golf Course
- Excellent visibility and signage opportunity on Clairmont Avenue ensuring your business stands out
- Unique stand-alone office opportunity conveniently located in Forest Park
- Within walking distance to popular restaurants such as Juniper, The Rougaroux, Red or White, General Store, and more
- Experience the convenience of being close to popular Lakeview amenities, including Highland Park Golf Course, Avondale, and Five Points South Districts

For Sale / Lease

3626 Clairmont Avenue

Address:	3626 Clairmont Avenue Birmingham, AL 35222
Building Size:	1,939 SF
Sale Price:	\$485,000
Lease Rate:	\$17.50/SF, net of utilities and janitorial
Parking:	Ample parking available in front and rear
Zoning:	Office and Institutional (O & I)
Lot Size:	0.29 Acres
Highlights:	 Excellent visibility on Clairmont Avenue, presents an opportunity for signage
	 Within walking distance to popular restaurants and amenities
	 Convenient commute times to Forest Park, Mountain Brook, and Crestwood Communities
	 Easy drive to all amonities in Forest Dark

• Easy drive to all amenities in Forest Park, Lakeview, and Avondale Districts



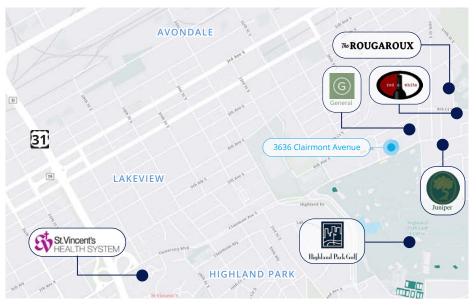
Contact us:

John Hennessy, SIOR Partner, Director of Office Services +1 205 949 5982 john.hennessy@colliers.com

Colliers | Alabama 880 Montclair RdSuite 250 Birmingham, AL 35213 Main: +1 205 949 0955 colliers.com



Location



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and *for* its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.Colliers | Alabama