

FOR SALE

4616 Montevallo Rd.
Irondale, AL 35210



Lightpoint

A Healthcare Real Estate Firm



Kyle Church

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FOR SALE

4616 Montevallo Rd.
Irondale, AL 35210

DEAL PROFILE



Purchase Price: \$1,663,000
Cap Rate: 7%
2025 NOI: \$116,470

Property Specifications

Address: 4616 Montevallo Rd., Irondale, AL 35210
Building Size: 3,990sf
Land Size: .68 acres
Parcel ID: 23 002 6300 800 2000
Tenant Mix: SMILE PARTNERS USA
Birmingham Emergency Dental
Vacancy: NONE

Lease Abstract

Tenant: Smile Partners USA
Sq. Footage: 2,100sf
Term Remaining: 8+ Years
2025 Rent: \$70,872.62
Annual Escalations: 3%
Lease Start: June 2021
Lease Expiration: June 2033
Renewal Options: One - 5 Year Option

Lease Abstract

Tenant: Birmingham Emergency Dental, LLC
Sq. Footage: 1,890sf
Term Remaining: 6+ Years
2025 Rent: \$41,995.80
Annual Escalations: 2%
Lease Start: June 2021
Lease Expiration: May 2031
Renewal Options: One - 3 Year Option

Kyle Church
Principal | Qualifying Broker



Contact Information:
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c: 205-919-1528

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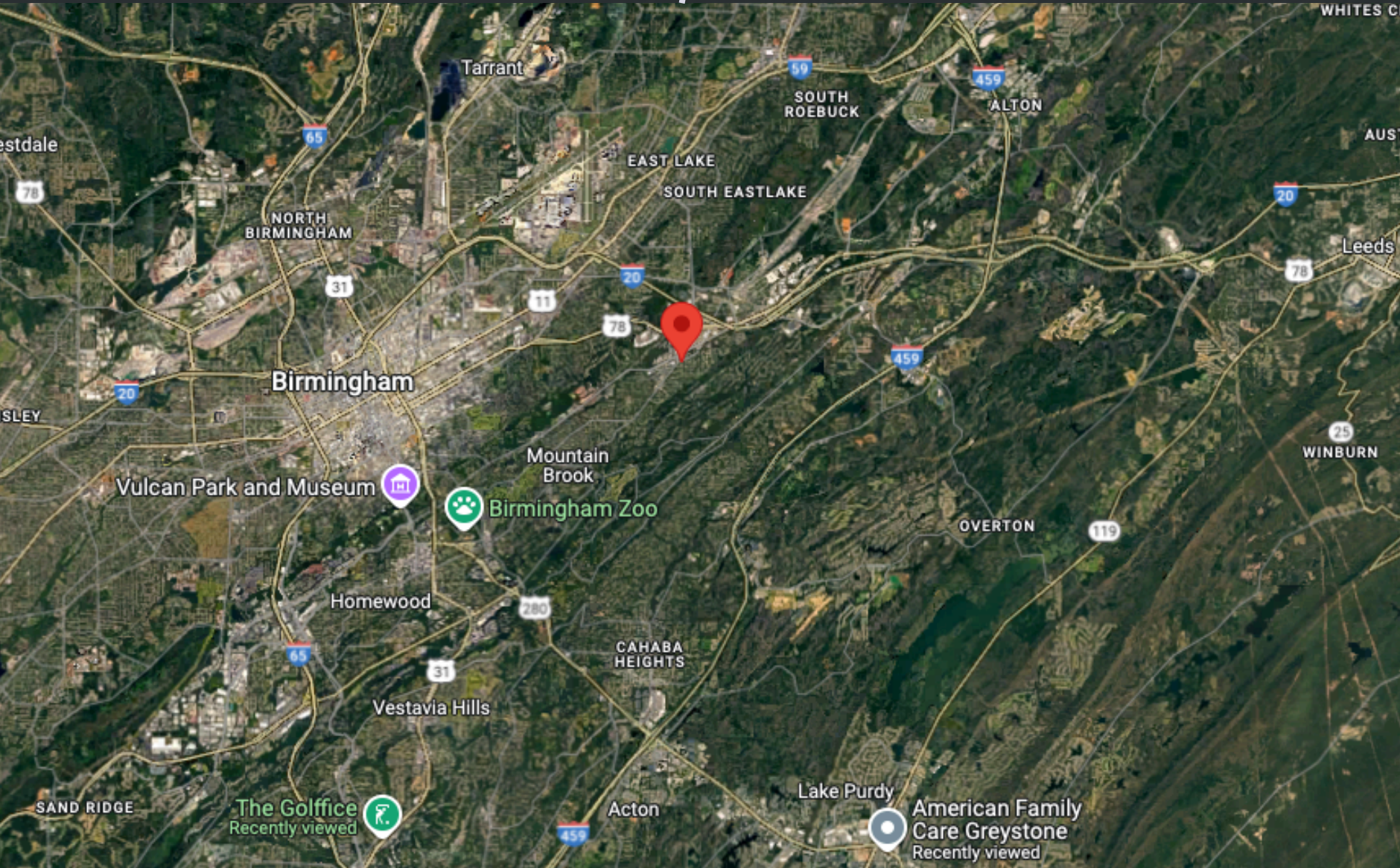
4616 Montevallo Rd.

Hoover, AL 35244



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