

OFFICE FLEX BUILDING FOR SALE

2050 Oak Mountain Dr ♦ Pelham, AL ♦ 35124 ♦ Shelby County



5,600 Sq. Ft. Building on .94 Acres ♦ PRICE: \$749,900

Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

PROPERTY DETAILS

2050 Oak Mountain Dr ♦ Pelham, AL ♦ 35124 ♦ Shelby County

- ♦ 5,600 +/- SF Building on .94 +/- Acre Lot
- ♦ 4 - 1,400 SF Beautiful, like-new suites
- ♦ Can be leased, used separately or together
- ♦ Could be converted to add more flex space
- ♦ Ideal for Owner/User/Investor.
- ♦ Each suite has own private bathroom and kitchenette
- ♦ Excellent parking (18 spaces)
- ♦ Front and rear access
- ♦ Excellent access, approximately 1 mile to I-65 Exit 246.
- ♦ Constructed in 1987, Fully Renovated 2023
- ♦ Nearby Pelham Civic Complex, Oak Mountain State Park and upcoming Pelham Amphitheater Redevelopment.
- ♦ Major activity generators nearby.
- ♦ Property Taxes: \$4,237/Year



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LOCATION MAP

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INTERIOR PHOTOS

2050 Oak Mountain Dr ♦ Pelham, AL ♦ 35124 ♦ Shelby County



EXTERIOR PHOTOS

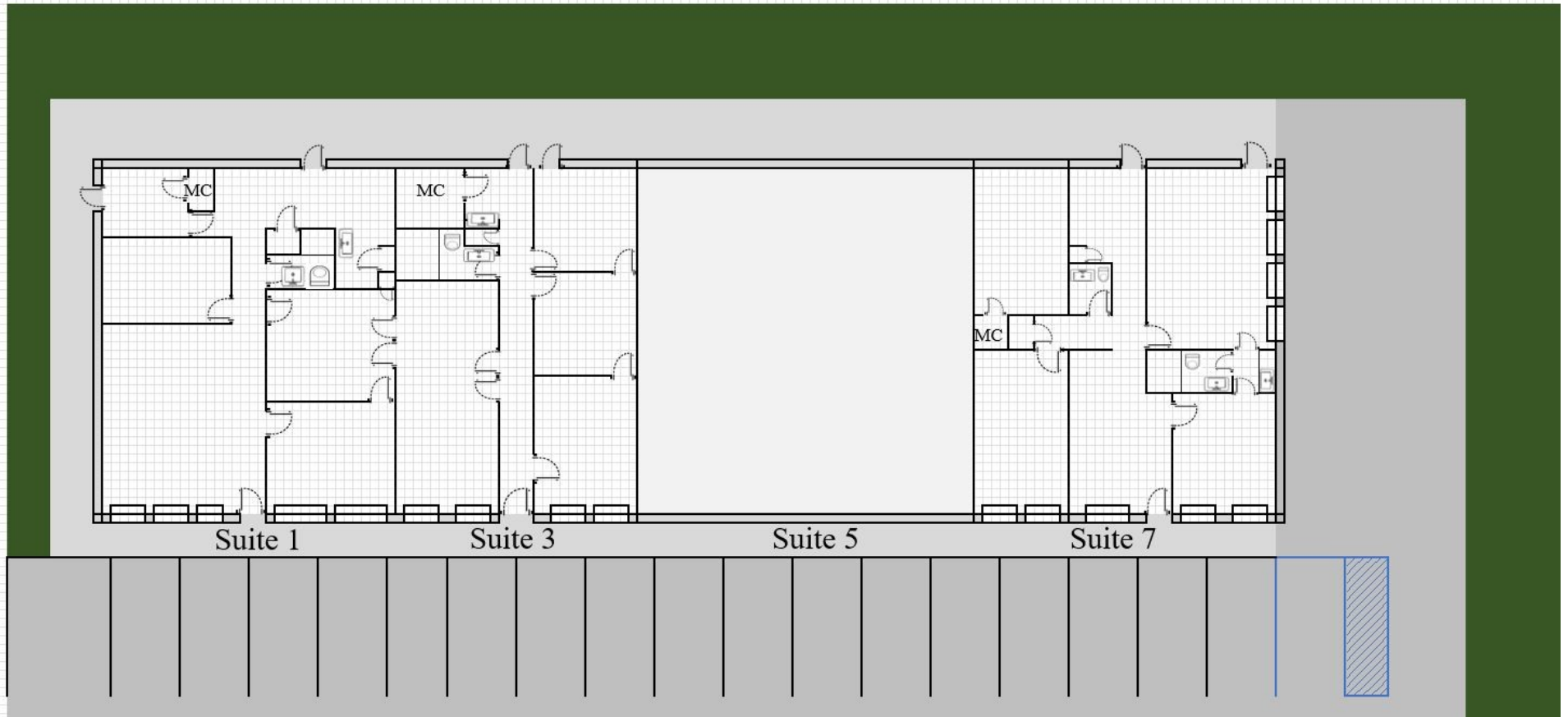
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FLOOR PLAN

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2050 Oak Mountain Dr Floor Plan (Not to Scale)



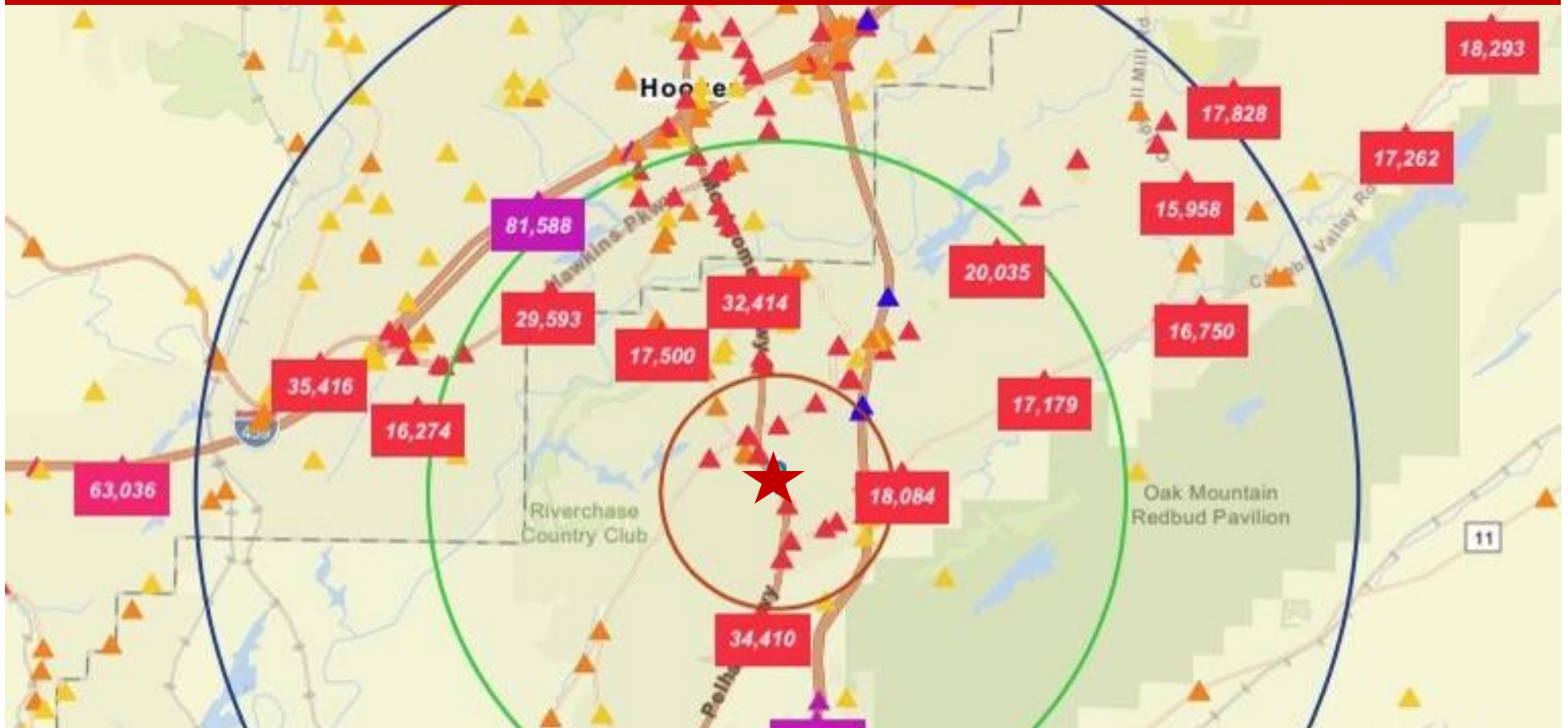
AERIAL PLAT MAP

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TRAFFIC COUNTS

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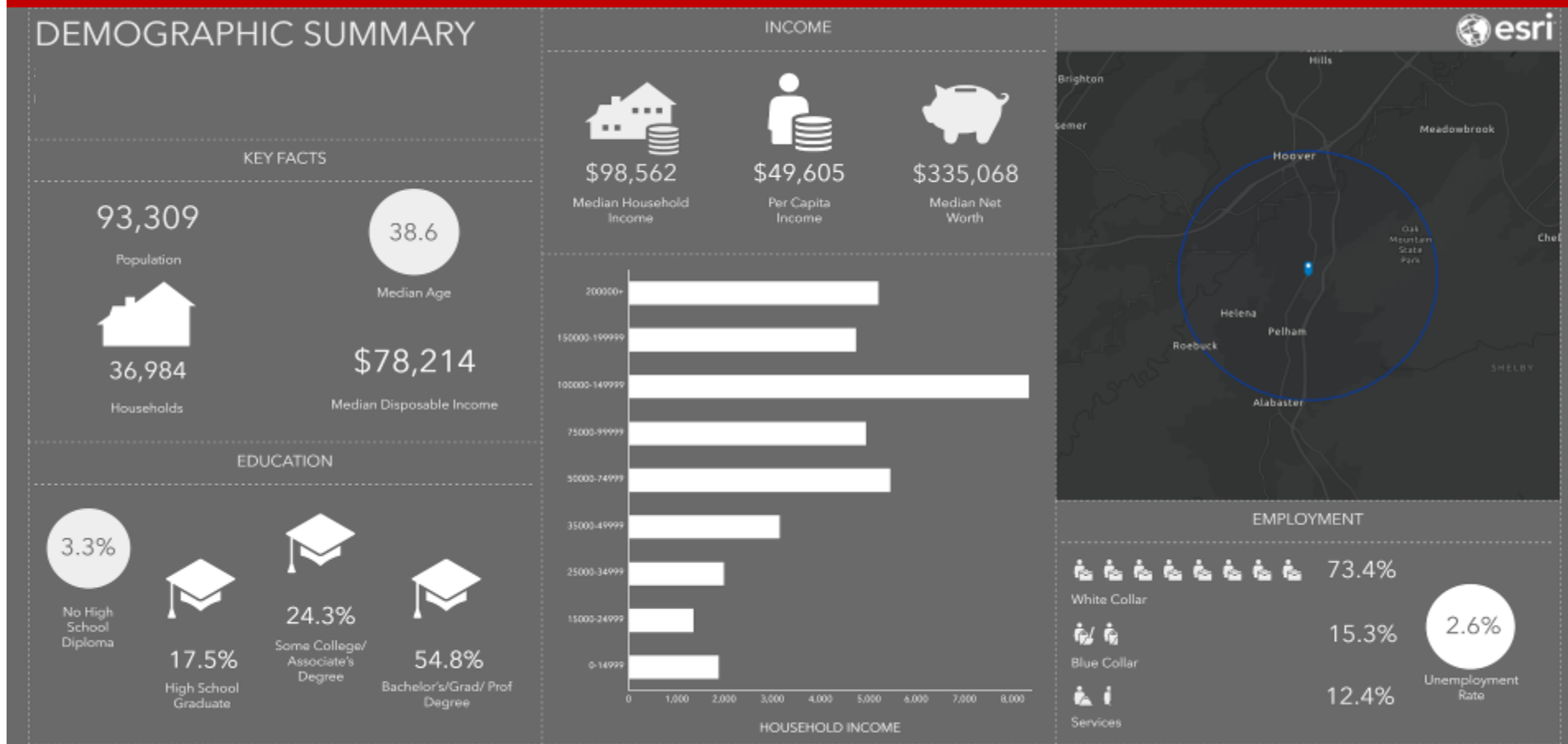
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DEMOGRAPHICS

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