

INVESTMENT PROPERTY FOR SALE

40 Commerce Dr ♦ Pelham, AL ♦ 35124-1847 ♦ Shelby County



20,000 ± SF Building on 1.58 ± acres ♦ SALE PRICE: \$1,800,000

Mark Dinan, MBA, CCIM

(c) 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

40 Commerce Dr ♦ Pelham, AL ♦ 35124-1847 ♦ Shelby County

- Value Add opportunity in very desirable area.
- Fully leased at below market rates and short term leases.
- Current Gross Income of \$132,060.
- Buyer can renew leases and/or take over some or all of the Property.
- 20,000 ± SF Building, built 1998
- 1.58 +/- acre lot
- 220 ft of highway frontage on Highway 33
- 250 ft of roadside frontage on Commerce Dr
- Corrugated Metal roof and walls with decorative brick façade.
- Exceptional Visibility and Access to Highway 31 and I-65 corridors
- Ideal for a variety of uses: light industrial, storage, office/warehouse.
- Zoned M-1, Light Industrial
- 2025 Property Taxes / Insurance: \$7,791 / \$3,941



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AERIAL PLAT

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BIRD'S EYE VIEW

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LOCATION MAP

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Directions: From I-65, take exit 242 toward Pelham/Helena.
Merge onto County Rd 52 E, then turn onto Hwy 33 at the traffic light. Go .7 Miles. Property on the right.



DEMOGRAPHICS

40 Commerce Dr ♦ Pelham, AL ♦ 35124-1847 ♦ Shelby County

DEMOGRAPHIC SUMMARY

40 Commerce Dr, Pelham, Alabama, 35124
Ring of 5 miles

KEY FACTS

76,713

Population



29,401

Households

39.6

Median Age

\$75,417

Median Disposable Income

EDUCATION

3.9%

No High School Diploma



19.6%
High School Graduate



25.3%
Some College/
Associate's Degree



51.2%
Bachelor's/Grad/
Prof Degree

INCOME



\$92,986
Median Household Income

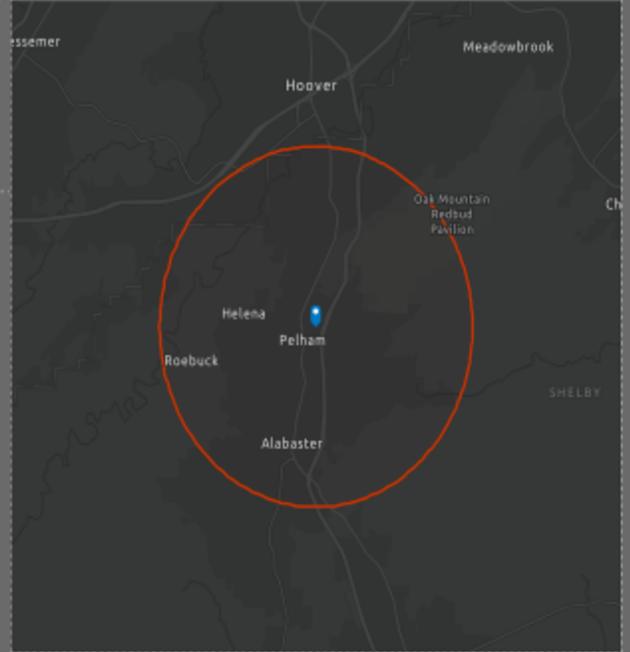


\$47,832
Per Capita Income



\$362,217
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

74.1%



Blue Collar

14.8%



Services

12.0%

2.6%

Unemployment Rate