



# FOR SALE

Mixed Use - Commercial Investment  
911 Creekside Court, Helena, AL 35080



RED ROCK



**3,728 SF Mixed Use - INVESTMENT OPPORTUNITY**

**Sale Price: \$575,000**

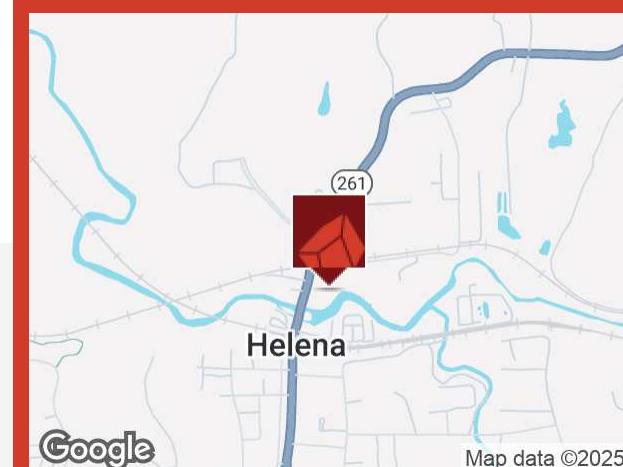
**TRISH RUSHING, CCIM**

*VP Commercial Brokerage*

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## PROPERTY OVERVIEW

**COMMERCIAL INVESTMENT OPPORTUNITY!!!** Fully occupied Mixed Use Investment Sale. Located in the heart of Old Town Helena with stunning views of Buck Creek and walkability to retail, restaurants, community events and more! Featuring two floors of commercial office space and a third floor residential unit.

## PROPERTY HIGHLIGHTS

- 3728sf on 3 floors
- Shared Parking and Elevator access
- High traffic and walkability
- Prime location
- Turn key investment with Value Add



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$575,000</b>
Building Size:	3,728 SF
Price / SF:	\$154.24
Cap Rate:	8.21%
NOI:	\$47,206
Renovated:	2022
Zoning:	B2
Market:	Helena

*Presented By:*

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No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



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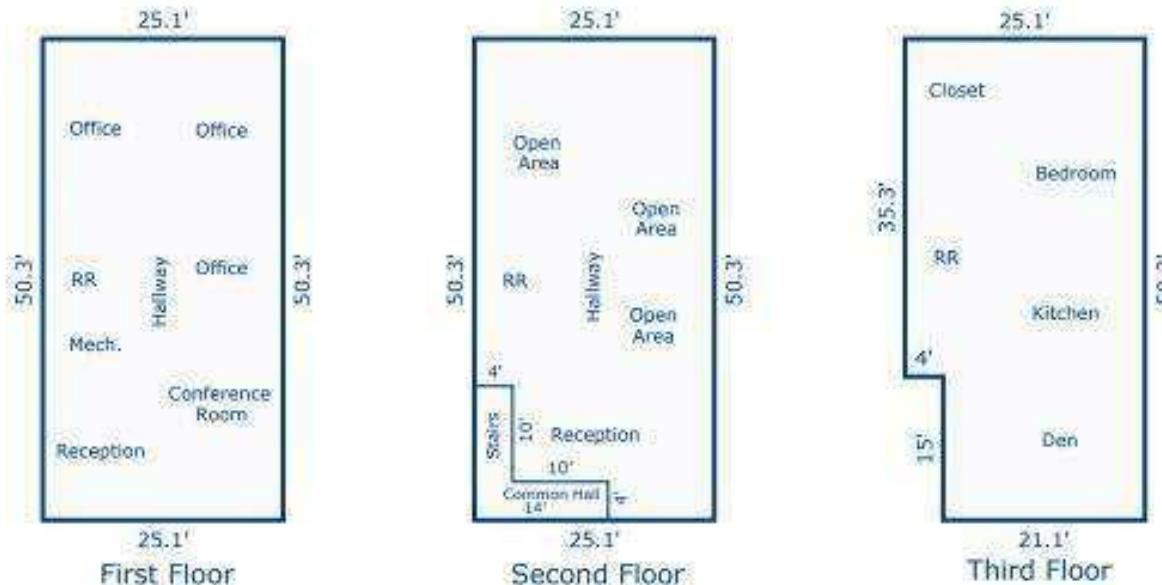


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## IMPROVEMENTS SKETCH



## AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor	1262.53	
	Second Floor	1262.53	
	Third Floor	1202.53	3727.59
OTB	Common Area	96.00	96.00

Scale: 1" = 18"

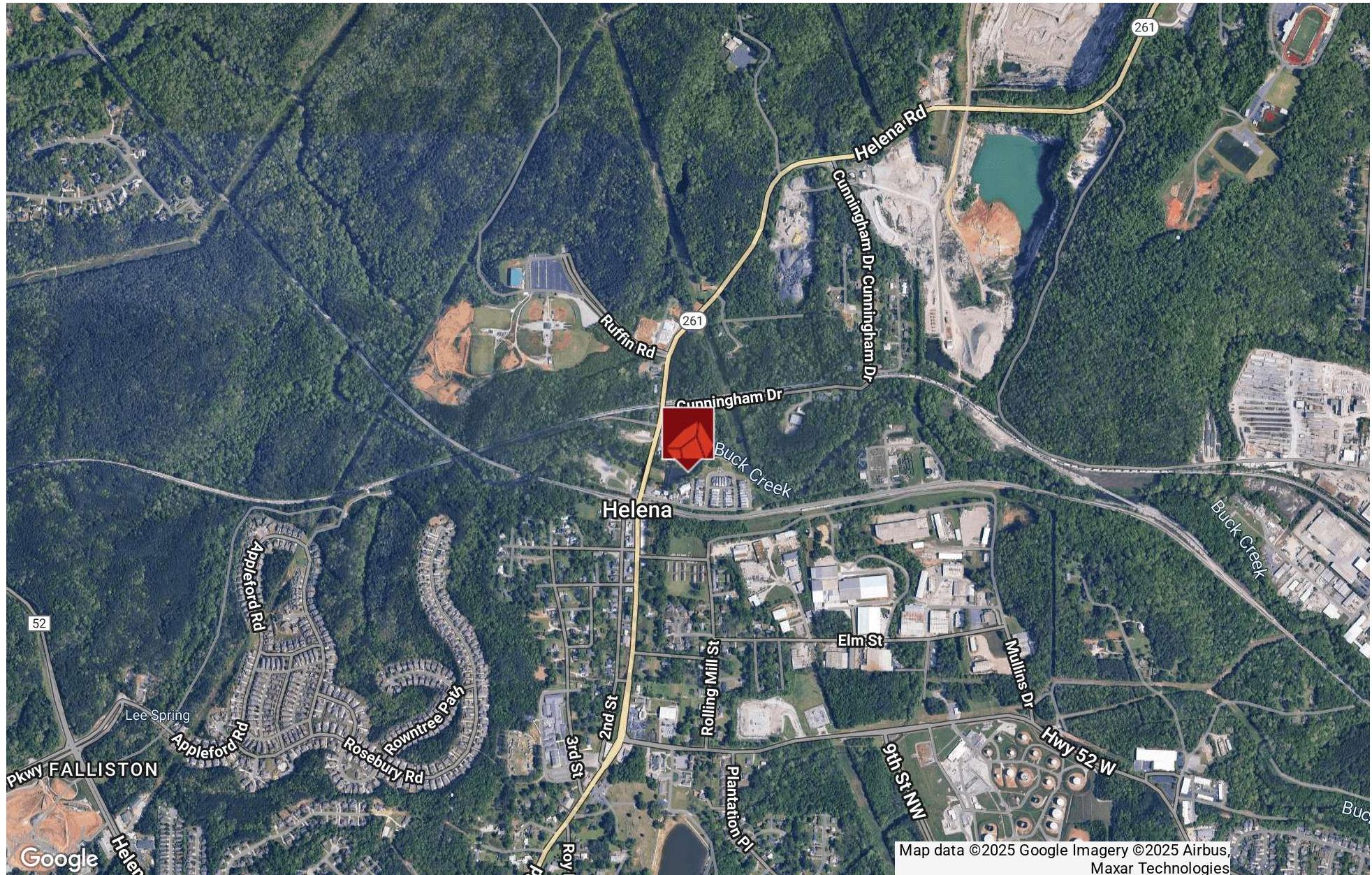
## BUILDING AREA BREAKDOWN

Breakdown	Subtotals
First Floor	1262.53
Second Floor	1262.53
Third Floor	886.03
	316.50

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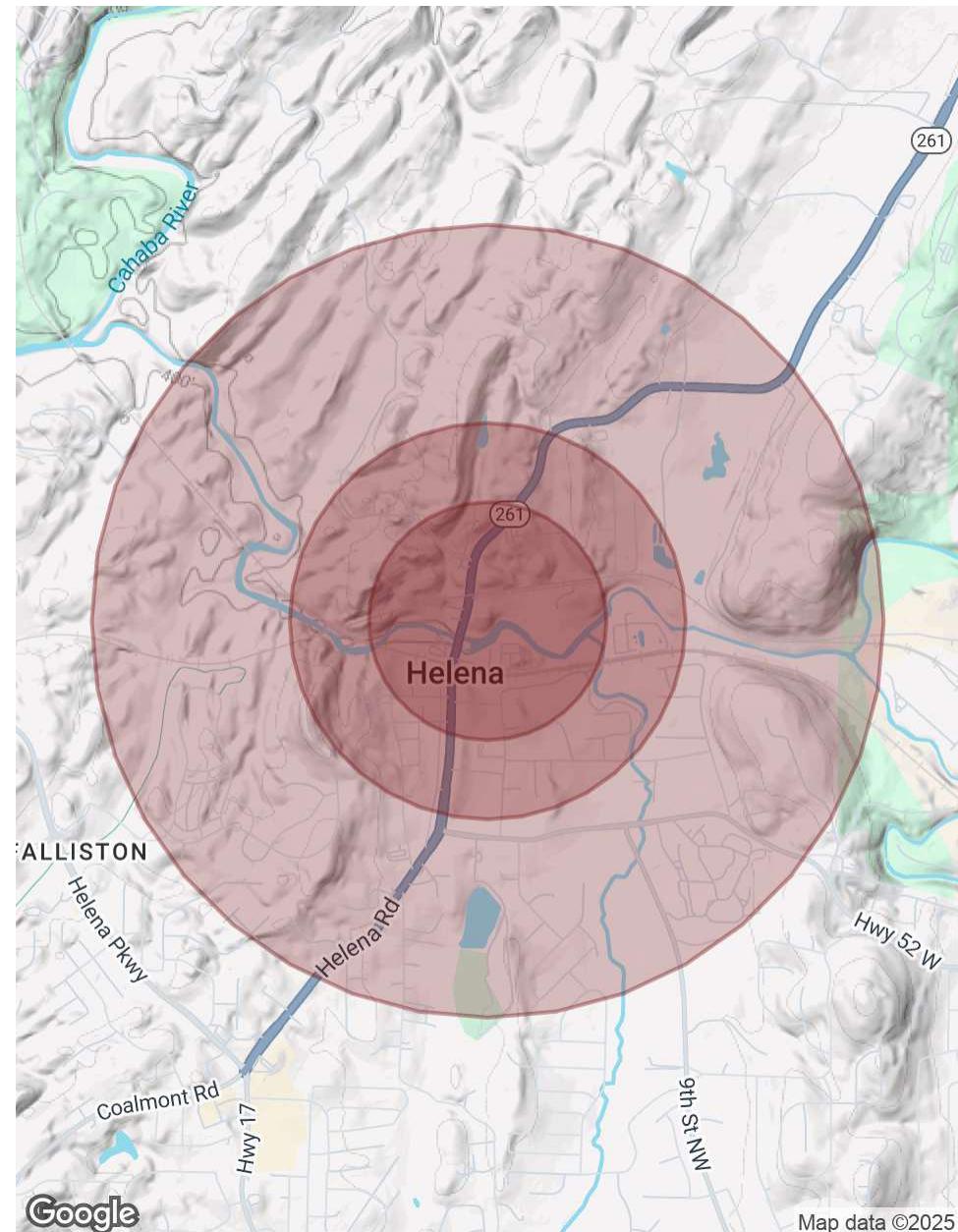
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**POPULATION**
**0.3 MILES    0.5 MILES    1 MILE**

Total Population	168	568	3,025
Average Age	38	37	36
Average Age (Male)	37	36	35
Average Age (Female)	38	37	36

**HOUSEHOLDS & INCOME**
**0.3 MILES    0.5 MILES    1 MILE**

Total Households	60	195	991
# of Persons per HH	2.8	2.9	3.1
Average HH Income	\$98,240	\$119,782	\$135,034
Average House Value	\$260,767	\$320,298	\$359,767

*Demographics data derived from AlphaMap*

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