

FOR SALE

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



3,728 SF Mixed Use - INVESTMENT OPPORTUNITY

Sale Price: \$575,000

TRISH RUSHING, CCIM

VP Commercial Brokerage

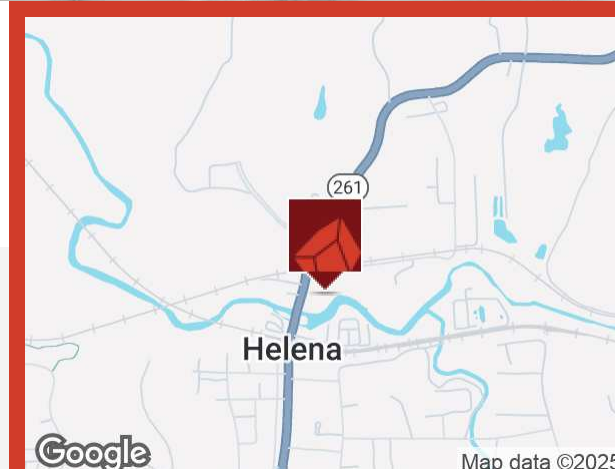
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1425 Richard Arrington Jr. Blvd. S Suite 100
Birmingham, AL 35205

205.324.3383

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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

Sale Price:	\$575,000
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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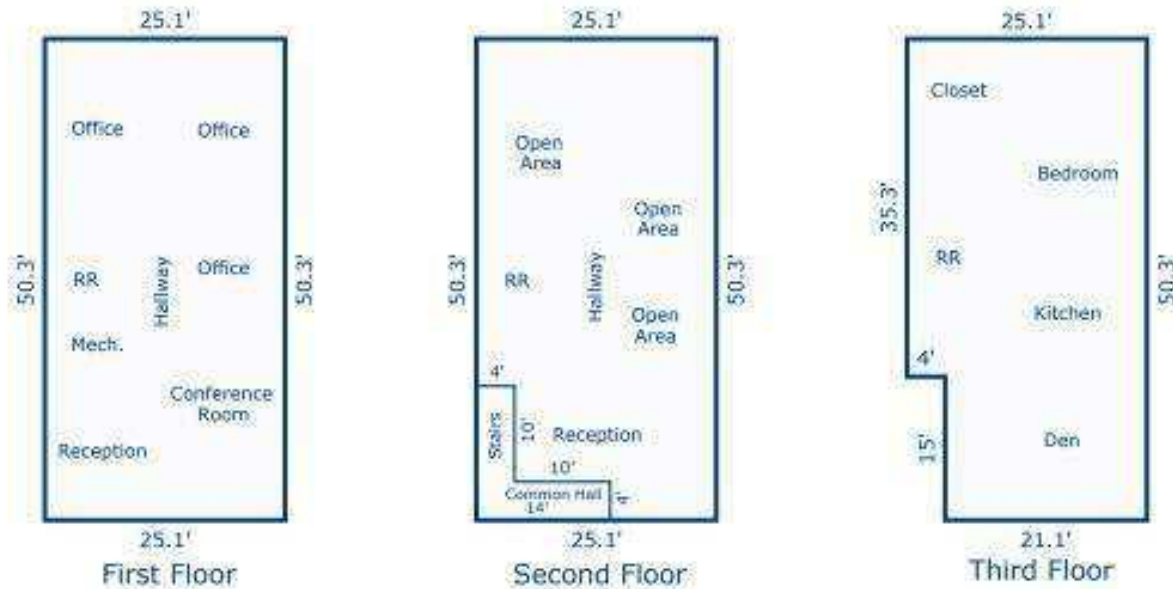
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IMPROVEMENTS SKETCH



Scale: 1" = 18'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GBA1	First Floor	1262.53	3727.59	First Floor		
	Second Floor	1262.53		25.1 x 50.3		1262.53
	Third Floor	1202.53		Second Floor		
OTH	Common Area	96.00	96.00	25.1 x 50.3		1262.53
				Third Floor		
				35.3 x 25.1		886.03
				15.0 x 21.1		316.50

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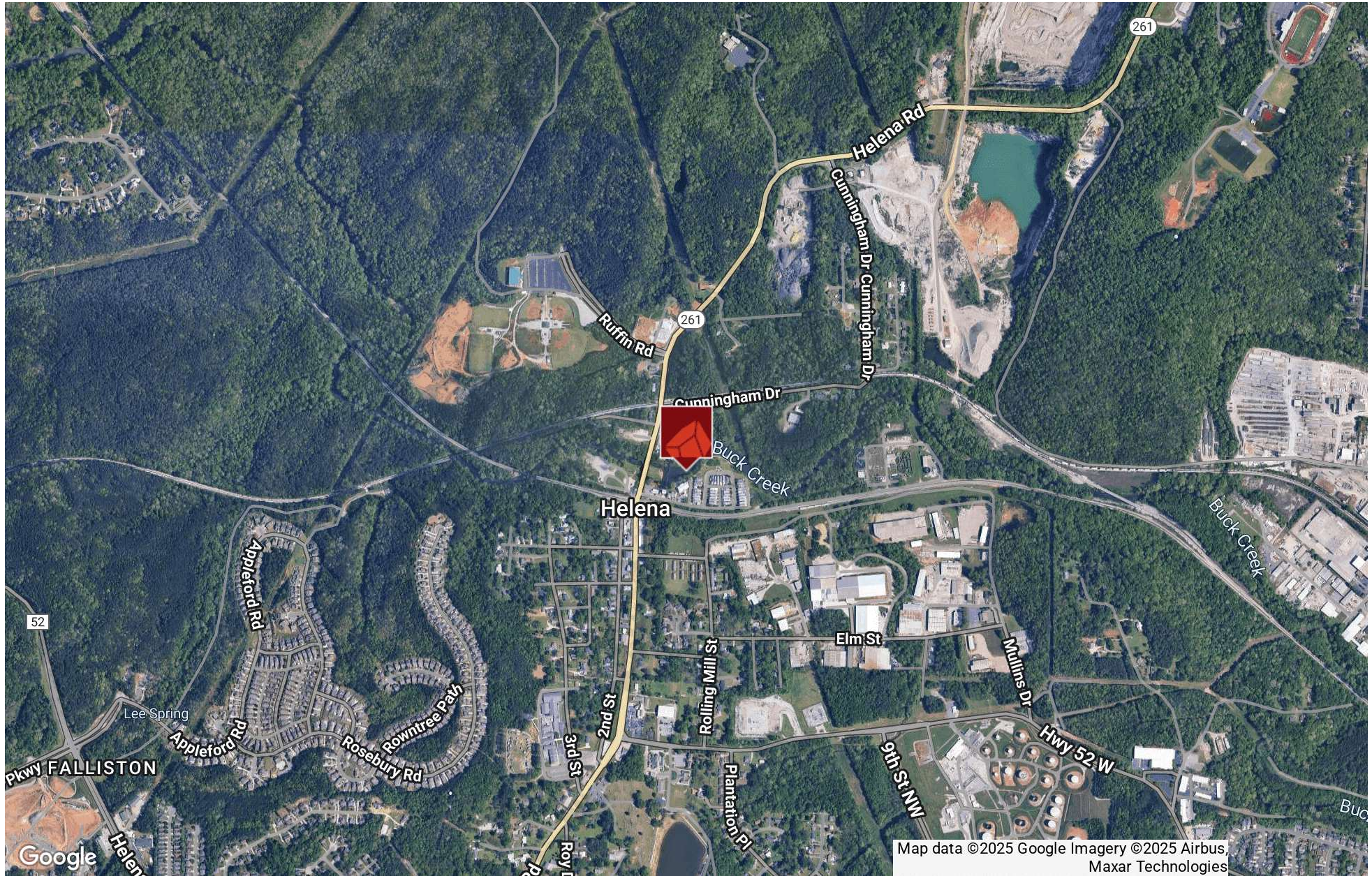
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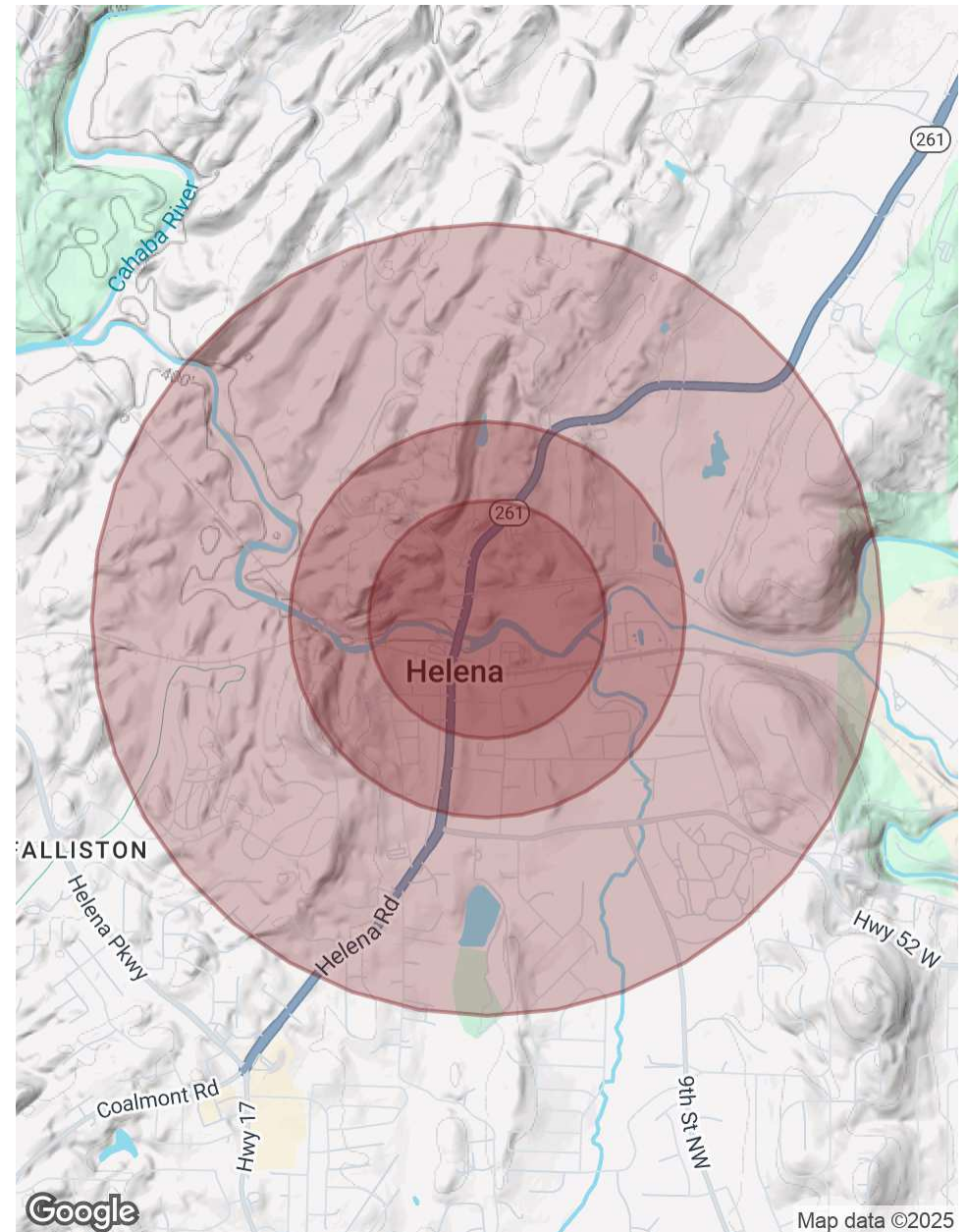
POPULATION

	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



Map data ©2025

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