

Office/Medical Building on 1.55 Acres

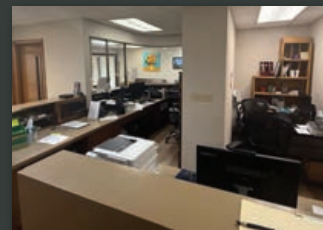
22727 Alabama 25 | Columbiana, AL 35051

\$649,000

Sale Price

~3,899 Sq Ft

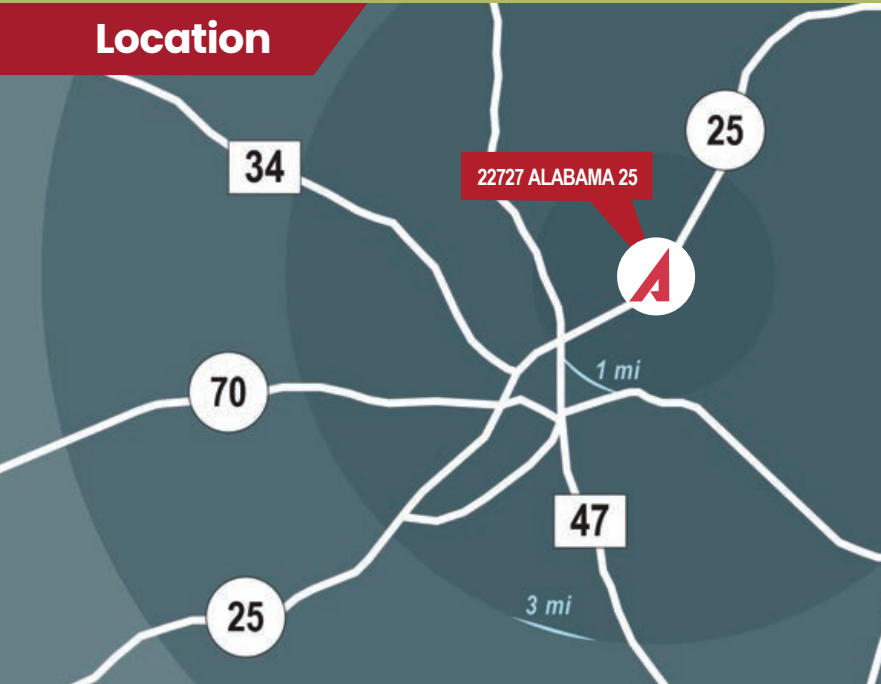
Office Building For Sale



Property Highlights

- 3,899± SF building on 1.55± acres
- Former dental practice; easily adaptable to medical or professional office
- High-visibility location on Highway 25 with convenient access
- Large site supports ample surface parking and straightforward circulation
- Multiple private rooms for exam/office/consult use, plus reception/waiting potential
- Prominent building and monument signage opportunities along a well-traveled corridor
- Operations: Single-tenant configuration ideal for owner-occupant or single practice/group
- 3 Bathrooms upstairs, and two bathrooms downstairs
- 5 exam rooms, lab, sterilization room, equipment room and 4 offices
- Downstairs is partly finished with two offices w/ bathrooms
- Typical office/medical utility capacity (verify specs as needed)
- Serves Columbiana and broader Shelby County with easy regional connectivity

Location



NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

601 Vestavia Parkway, Suite 150, Birmingham, AL 35216
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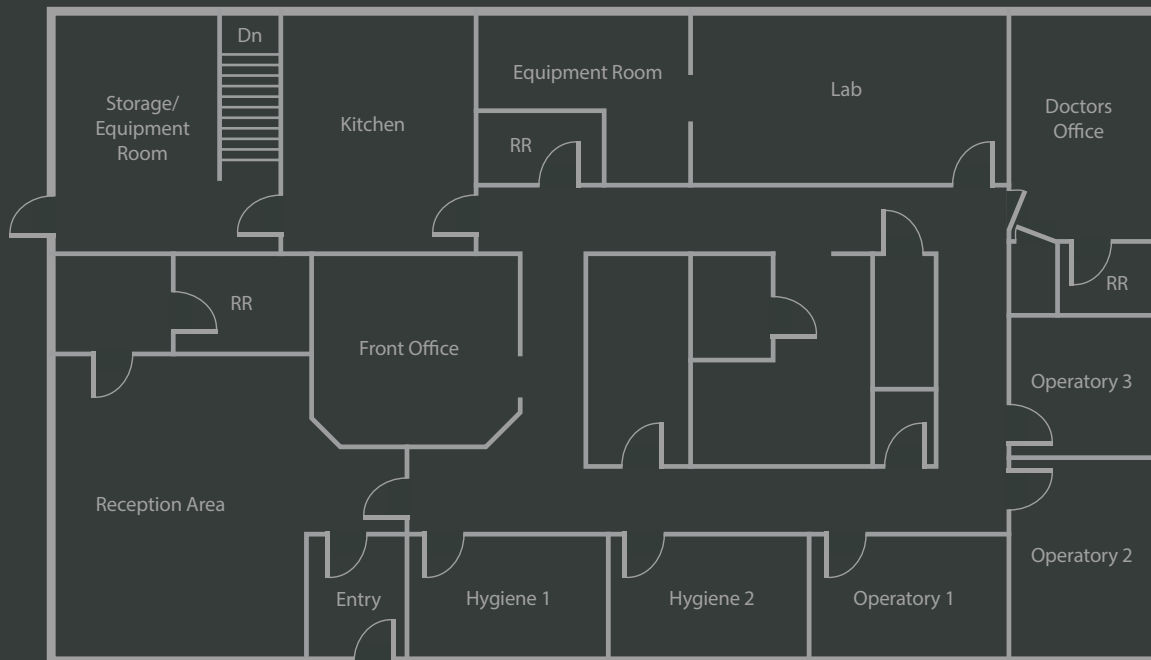
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Site Plan



Medical/Office Building

~3,899 Sq Ft

Area Description

Formerly operated as a dental practice, the 3,899 ± SF single-tenant building is adaptable for general office or medical office use. The existing layout supports efficient operations with a welcoming entry and multiple private rooms suitable for exam rooms, offices, consult rooms, or support spaces. The large site allows for signage visibility, abundant parking potential, and easy drive-up access. With flexible interior configuration and strong frontage along Hwy 25, this asset offers a practical turnkey solution for a wide range of professional services.

Property Description

Positioned directly on Highway 25 in Columbiana, this property offers prominent visibility and convenient ingress/egress along a key commuter corridor serving Shelby County. The site benefits from steady local traffic, proximity to neighborhood conveniences, and quick connections to nearby communities throughout the Birmingham metro. The generous 1.55± acre parcel provides ample room for surface parking and site circulation, making it well-suited for professional office or medical users seeking accessibility and convenience for staff and clients/patients.

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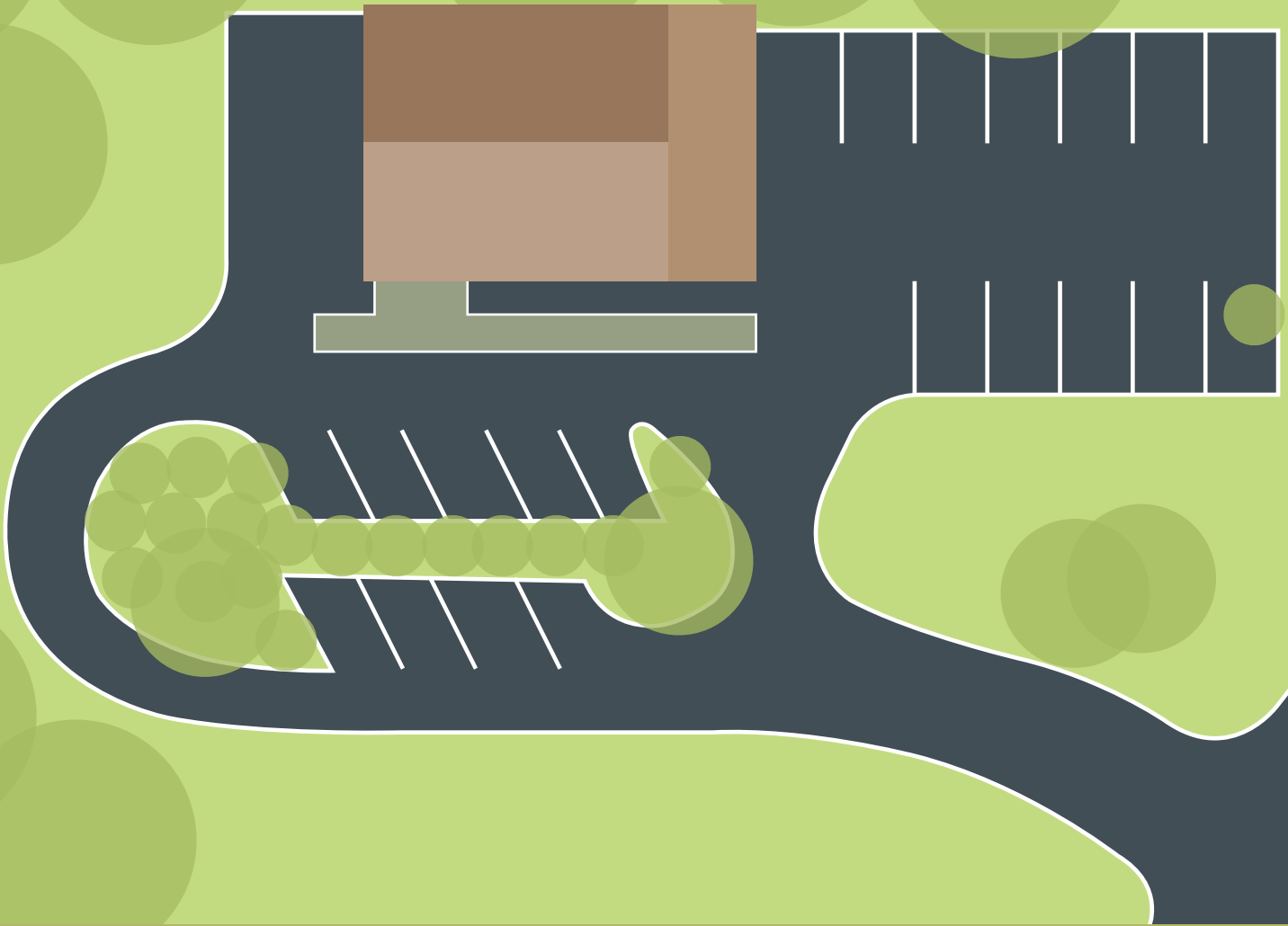
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Site Plan



More Information



For more information and to see other available properties, check out this listing at chasecommercial.com or scan the QR code on your mobile device.

Area Demographics

Population Total Households Average HH Income

1.0 Miles	397	967	\$75,203
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3.0 Miles	1,614	5,200	\$63,046
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5.0 Miles	2,699	8,036	\$71,537
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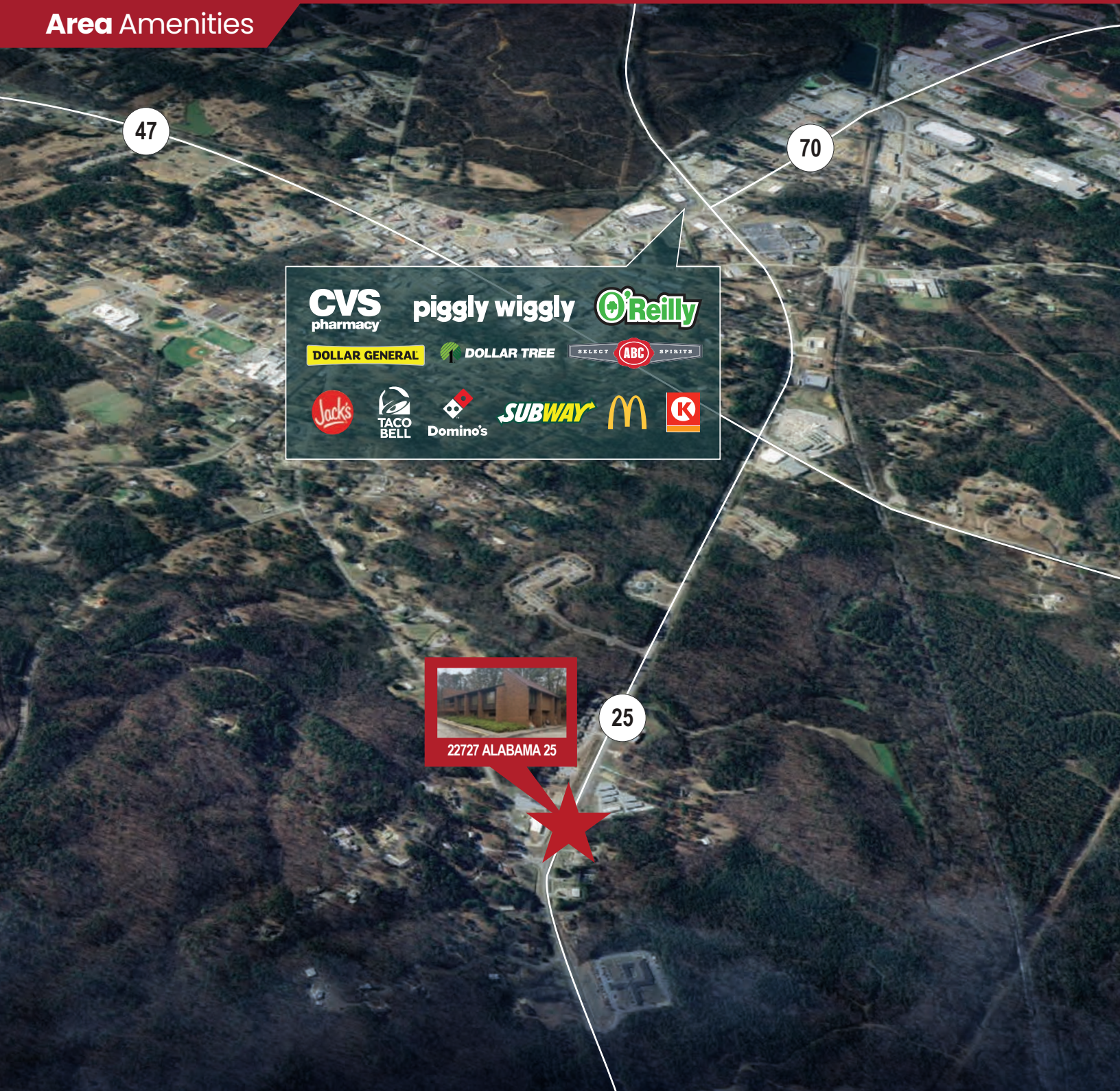
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Area Amenities



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