



# MEDICAL OFFICE BUILDING | SINGLE-TENANT INVESTMENT SALE

4902 Valleydale Road | Birmingham, AL | 35242

SALE PRICE: \$2,000,000

## BUILDING SIZE:

Medical ±7,403 SF

Office/Storage ±3,903 SF

Total ±11,310 SF

## DETAILS

- Instant return - Tenant leases entire building with lease expiration in April 2026
- NOI approx. \$154,000
- 2% rent increases per year
- Minimum landlord responsibilities
- Free surface parking
- Prominent visibility from Valleydale Road with easy access to major transportation arteries and numerous retail amenities
- Unincorporated Shelby County - no city property tax
- High quality medical office



EXCLUSIVELY OFFERED BY

SAM CARROLL, SIOR MATT GILCHRIST

samc@grahamcompany.com

mattg@grahamcompany.com

205•871•7100 | GrahamCompany.com

Information deemed reliable but not guaranteed



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