

# OFFICE BUILDING FOR SALE/LEASE

2560 Rocky Ridge Road | Vestavia Hills, AL 35243

**REDUCED!**

**\$450,000**

(LEASE RATE: NEGOTIABLE)

**3,172+/- SF**



- Freestanding building directly on Rocky Ridge Road near Publix
- Building Size: 3,172+/- SF including main level 1,712+/- SF and lower level 1,460+/- SF
- Great potential to renovate for office use
- Zoned C-P Preferred Commercial in unincorporated Jefferson County, yet located in the heart of Vestavia Hills
- Building in shell condition; interior recently demo'd, ready for renovation
- Site: 1.54+/- acres with scenic Little Shades Creek flowing through the rear portion of the property, providing a unique setting for an office
- Landlord will renovate for a qualified tenant

**AUSTIN BLAIR**

ablair@lahcommercial.com | (205) 478 - 7805

**LAH COMMERCIAL**  
REAL ESTATE

2850 Cahaba Road, Suite 200 · Birmingham, AL 35223 · 205-870-8580 (o) · lahcommercial.com

Information deemed reliable but not guaranteed

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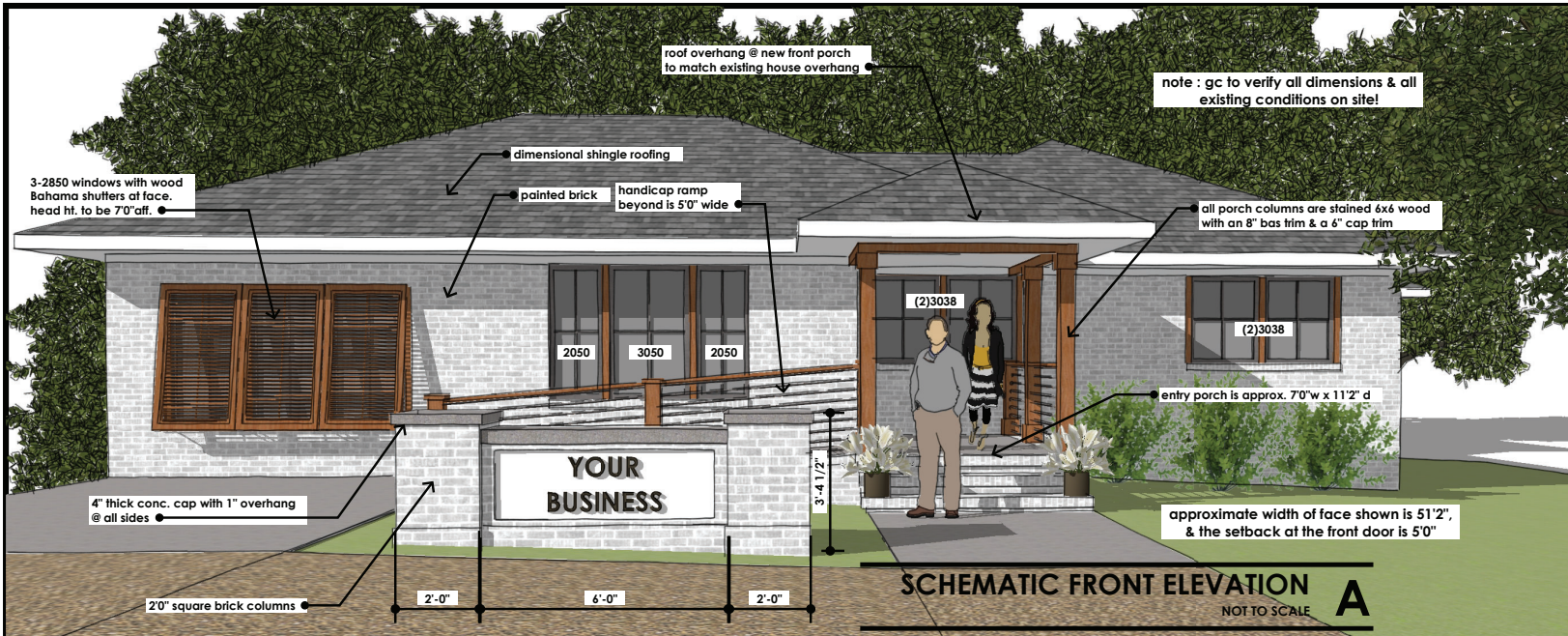
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**EM**

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PROJECT NUMBER  
2022 ROCKYRIDGE

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**A RENOVATION FOR**

**2560 Rocky Ridge Road**

**BIRMINGHAM, ALABAMA**

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DESCRIPTION  
**SCHEMATIC FRONT ELEVATION VIEWS**

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SHEET NUMBER  
**A1.0**

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DATE: NOVEMBER 18, 2022

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