

OFFICE BUILDING FOR SALE

2450 Valleydale Road | Hoover, AL 35244



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Information deemed reliable but not guaranteed

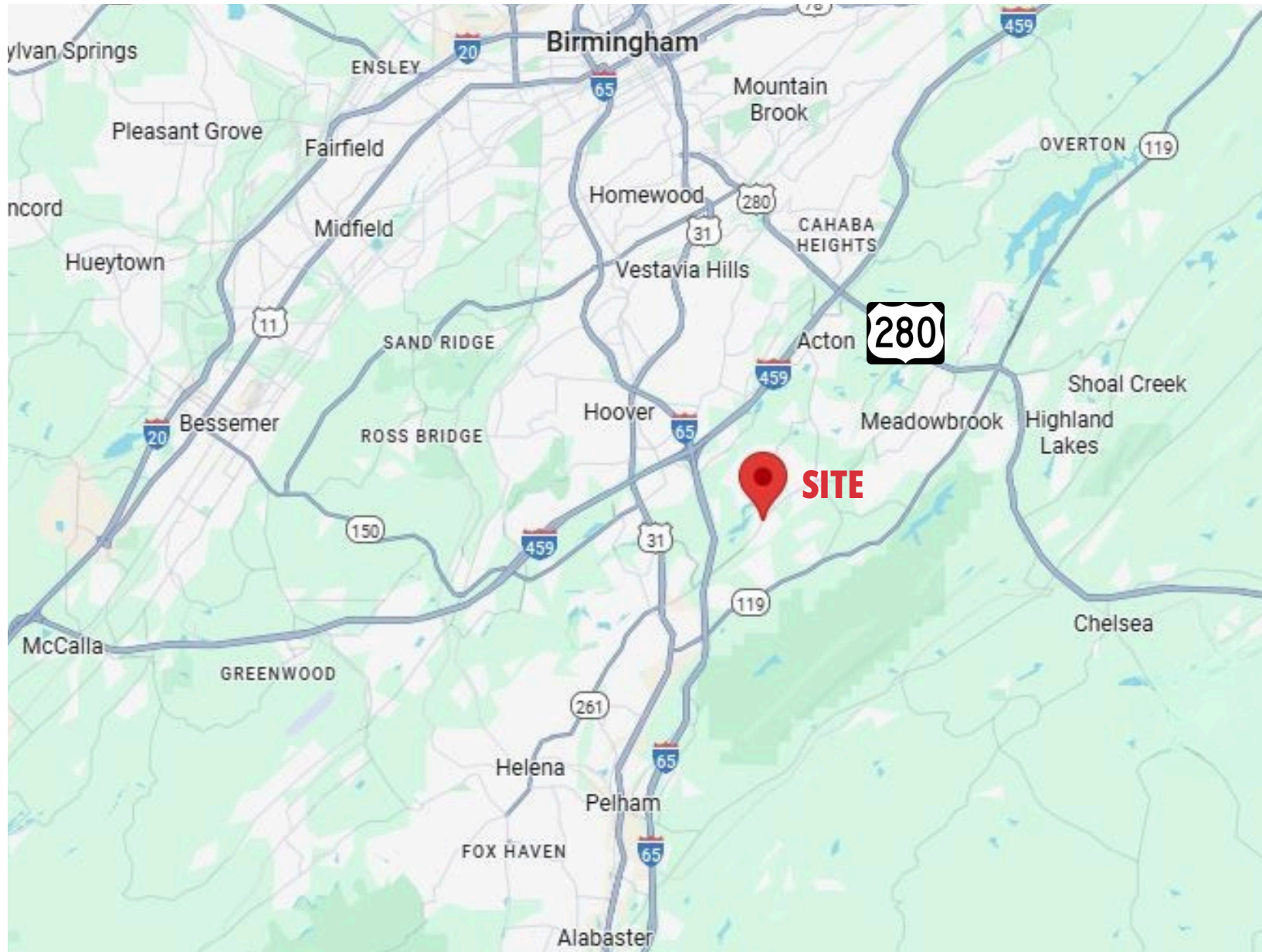
Property Highlights

- 3-story office building fronting Valleydale Rd, just 1.8 miles off I-65.
- Building size: 24,145 SF
 - 1st floor - 9,785 SF
 - 2nd floor - 9,510 SF
 - 3rd floor - 4,850 SF
- Site: Situated on a 5.9 acre wooded lot adjoining Indian Valley Lake.
- Great location in the heart of rapidly growing Hoover and only 12 miles from Downtown Birmingham.
- Shelby County Zoning: O-I (2) - Office and Institutional District.
- Traffic count: 16,922 vehicles per day.
- Substantial recent renovations including new roof, HVAC, and high-end office finishes throughout most of the building (2nd & 3rd floors).
- Good opportunity for new ownership to occupy the entire building or a portion while leasing the balance for rental income.
- 100 parking spaces (4.1 per 1,000 sqft)

Price: \$4,325,000



Location Map



Aerials



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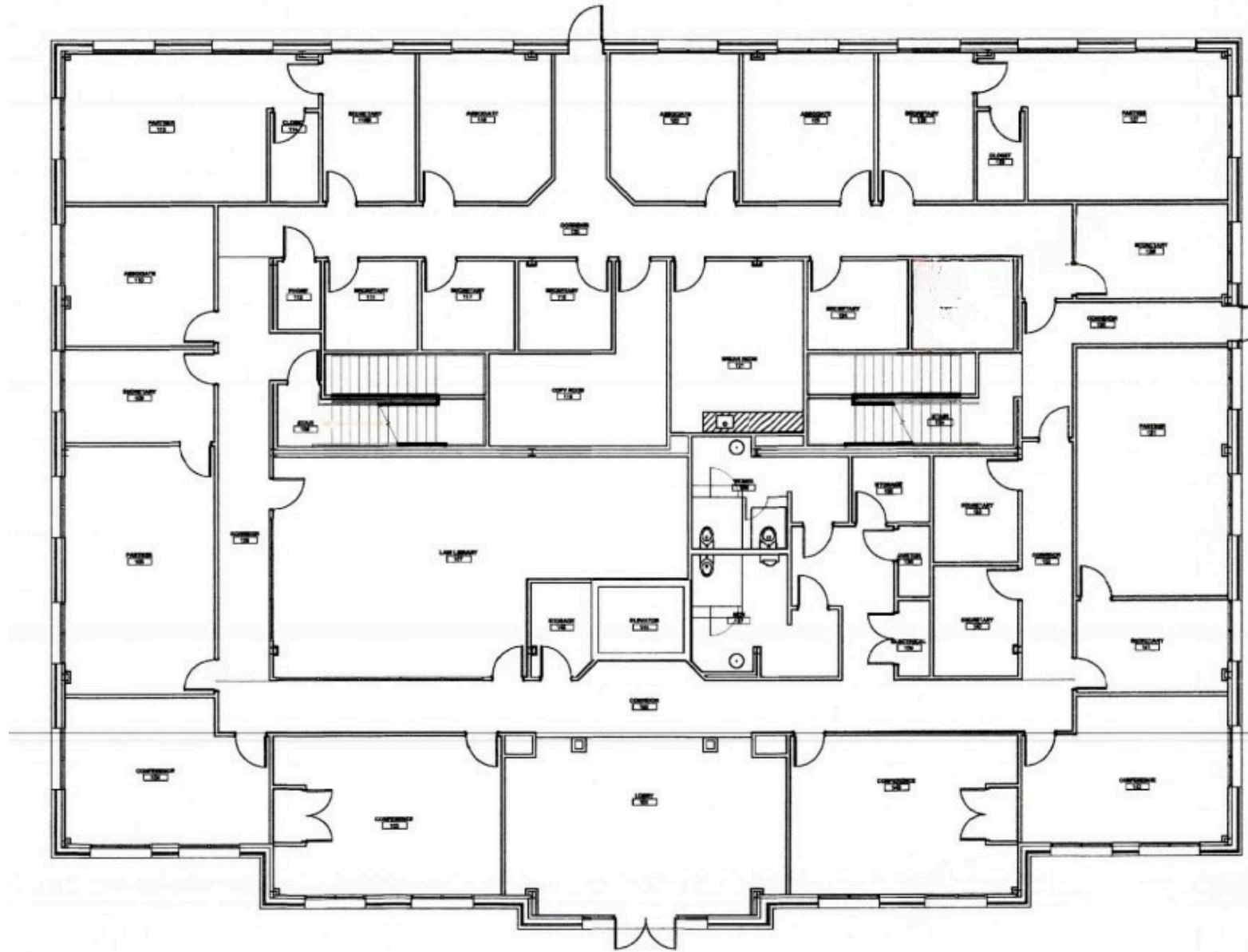
Additional Photos



Additional Photos



First Floor Plan



Third Floor Plan

