

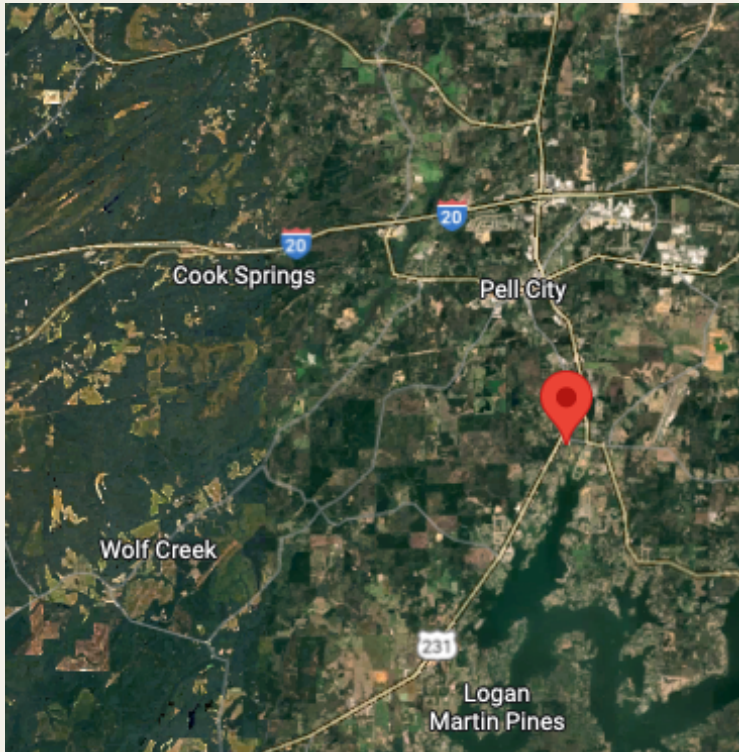
FOR SALE

50 Cropwell Dr.
Pell City, AL 35128



Lightpoint

A Healthcare Real Estate Firm



Offering Summary

List Price:	\$799,000
Building Size:	6,000sf
Lot Size:	20,038sf

Property Highlights:

- 50% of the building is built out for Medical Use (Pediatric Dental Office)
- 50% of the building is in shell condition
- Conveniently located on Cropwell Dr. near Logan Martin Lake
- Can be purchased as investment OR owner user

Kyle Church

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Your Legacy Awaits

FOR SALE

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Pell City, AL 35128



Property Photos



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Property Specifications

Address:	50 Cropwell Dr., Pell City, AL 35128
Building Size:	~6,000sf
Land Size:	0.46 acres
Tenant Mix:	3,000sf: Pediatric Dental Associates 3,000sf: Used as extra office space for PDA
NOI:	\$72,000 - 9% Cap Rate

Pediatric Dental Associates Lease Abstract

Tenant:	Pediatric Dental Associates
Term Remaining:	~4 Years
Rental Income:	~\$72,000
Annual Escalations:	1%
Lease Start:	November 2020
Lease Expiration:	November 2030
Renewal Options:	One - 5 Year Option at continued escalations

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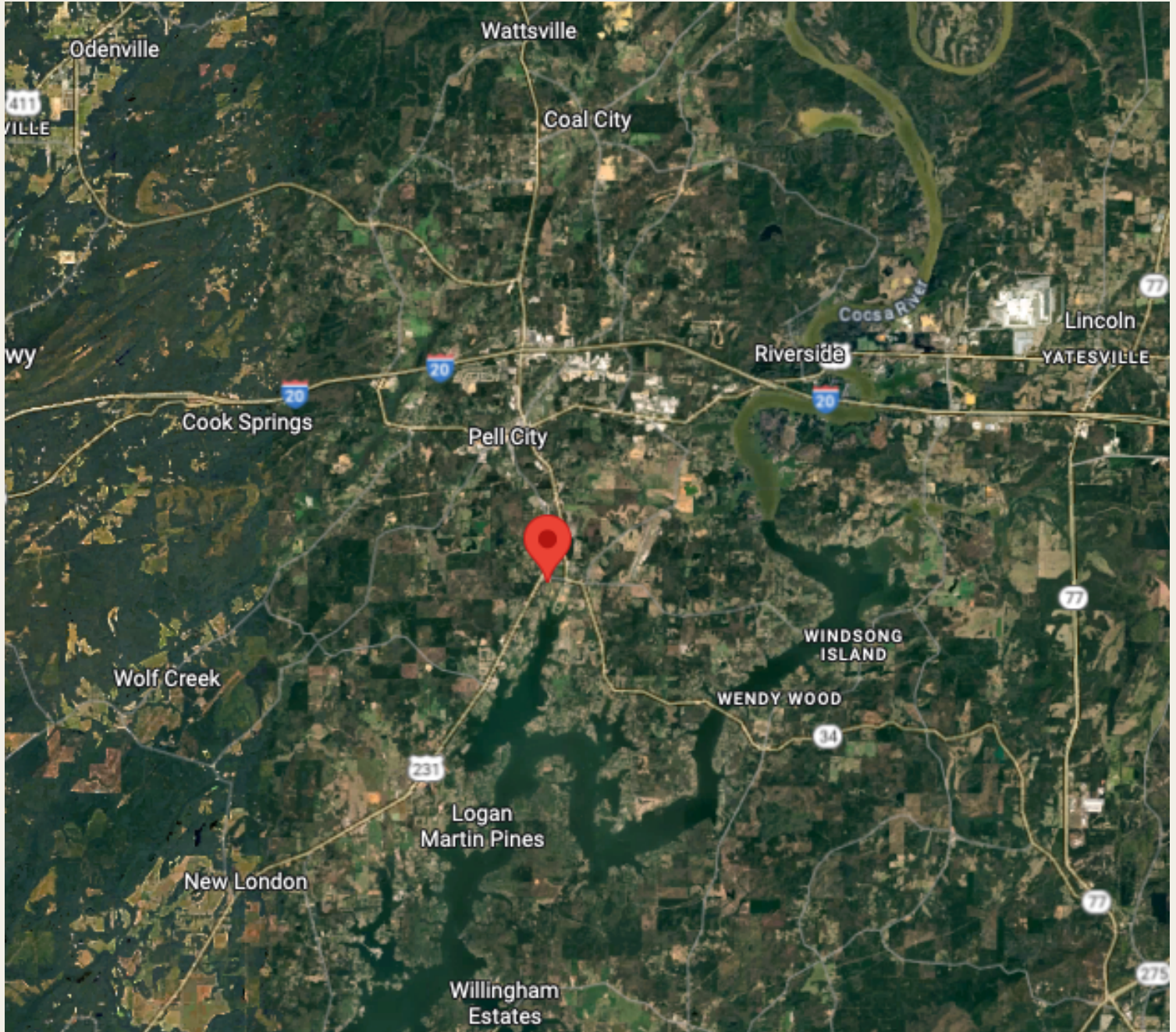
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