

# COMMERCIAL PROPERTY FOR SALE

2172 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



**7,785 Sq. Ft. Building on .62 Acres ♦ PRICE: \$795,000 ♦ Seller Financing Available**

**Mark Dinan, MBA, CCIM**

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

**MARK DINAN**  
Commercial & Investment Real Estate



\*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

# PROPERTY DETAILS

2172 Pelham Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County

- ♦ 7,785 +/- SF Building on .62 +/- Acre Lot
- ♦ Building features office, retail and warehouse.
- ♦ Ideal for Owner/User/Investor.
- ♦ Frontage on Pelham Parkway.
- ♦ Across Highway from Wal Mart Super Center.
- ♦ Building and Monument Signage
- ♦ Excellent Parking (24 spaces)
- ♦ Easy Access via full traffic signal. Easy access to I-65.
- ♦ Constructed in 1960
- ♦ Renovated Circa 2000
- ♦ New Roof installed 2024
- ♦ Ideal for Retail, Office with Storage; Expansion
- ♦ High Traffic Counts (32,000 + Cars Per Day)
- ♦ Major activity generators nearby.
- ♦ Property Taxes: \$3,187/Year
- ♦ Seller Financing Available.



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# BIRDS EYE VIEW

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# LOCATION MAP

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# INTERIOR PHOTOS

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# EXTERIOR PHOTOS

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# PLAT MAP

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# AERIAL PLAT MAP

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# FLOOR PLAN

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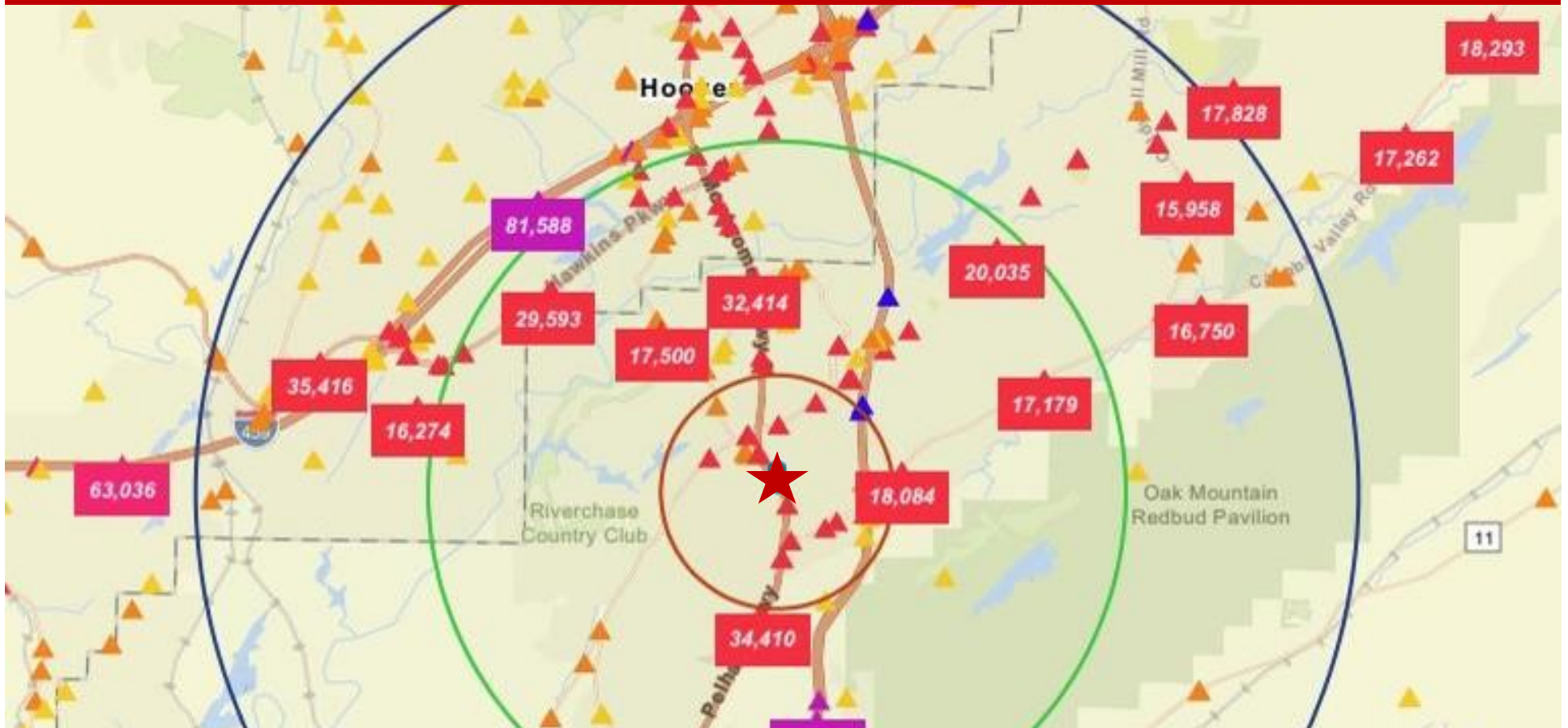
# SURVEY

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# TRAFFIC COUNTS

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# DEMOGRAPHICS

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