

FOR SALE / LEASE – SUITES 1111A & 1111B EDENTON VILLAGE OFFICE CONDO

SUITES 1111A & 1111B - FOR SALE

- Occupancy: 64% Occupied
- Size: 4,200 SF
- Price: \$549,000
- Perfect for Owner-Occupied Investment - Income producing
- \$22,080.00 revenue for 1111B

SUITE 1111 A - FOR LEASE

- Size: 1,940 SF
- Lease Rate: \$16.50/SF
- Lease Rate includes power, water, and garbage
- Floor Plan includes 7 individual offices, reception area, break room and copy/workroom, and shared restrooms with other tenants – Move-in-ready

PROPERTY HIGHLIGHTS

- Ground Floor Office Condo For Lease/Sale Located in Edenton Village, a suburban office park centrally located in Hoover (Shelby County) AL
- Built in 2007
- Located off of Hwy 280 on Cahaba Beach Road. Close to major interstates and highways yet enjoys private feel
- Minutes from Highway 280, Valleydale Road and Highway 119—Close to numerous places to eat and shop
- Move-in ready
- 88 parking spaces available



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

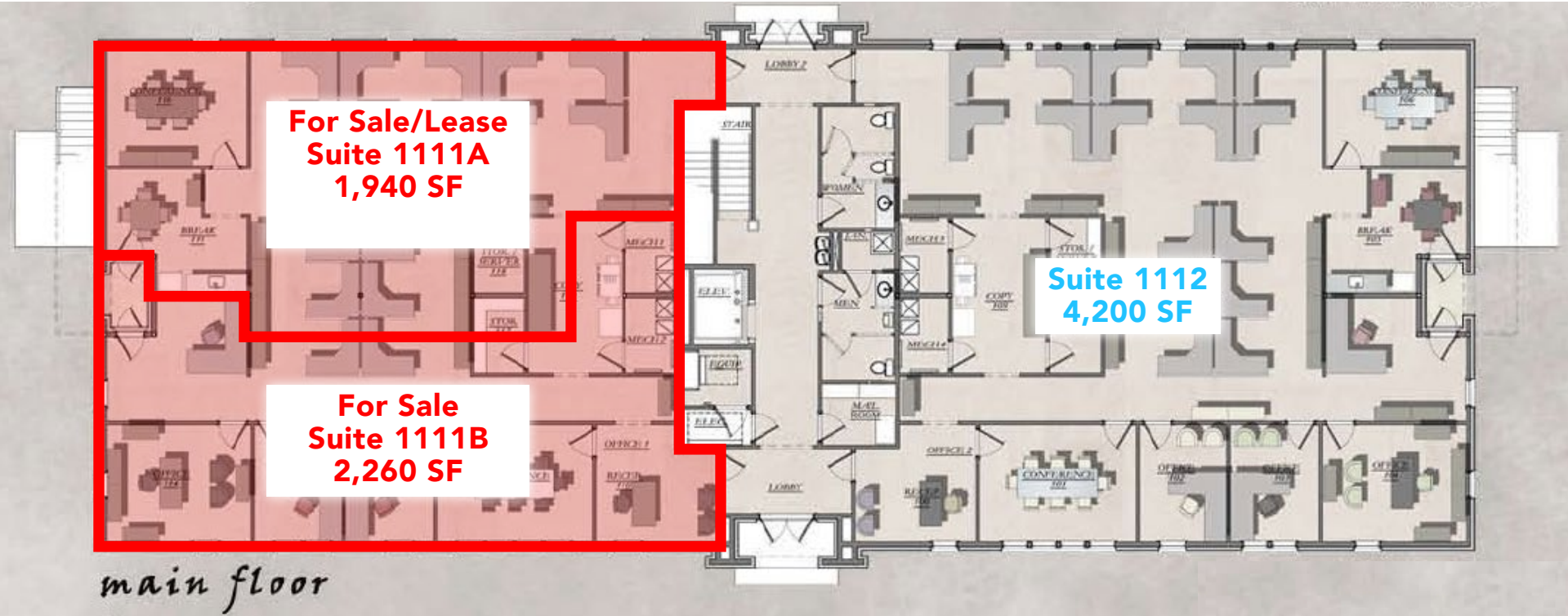
Jackie Bell
jbell@harbertrealty.com
205.458.8135

Casey Howard
choward@harbertrealty.com
205.202.0814

HarbertRealty.com
205.323.2020
2 North Twentieth Street
Suite 1700
Birmingham, AL 35203

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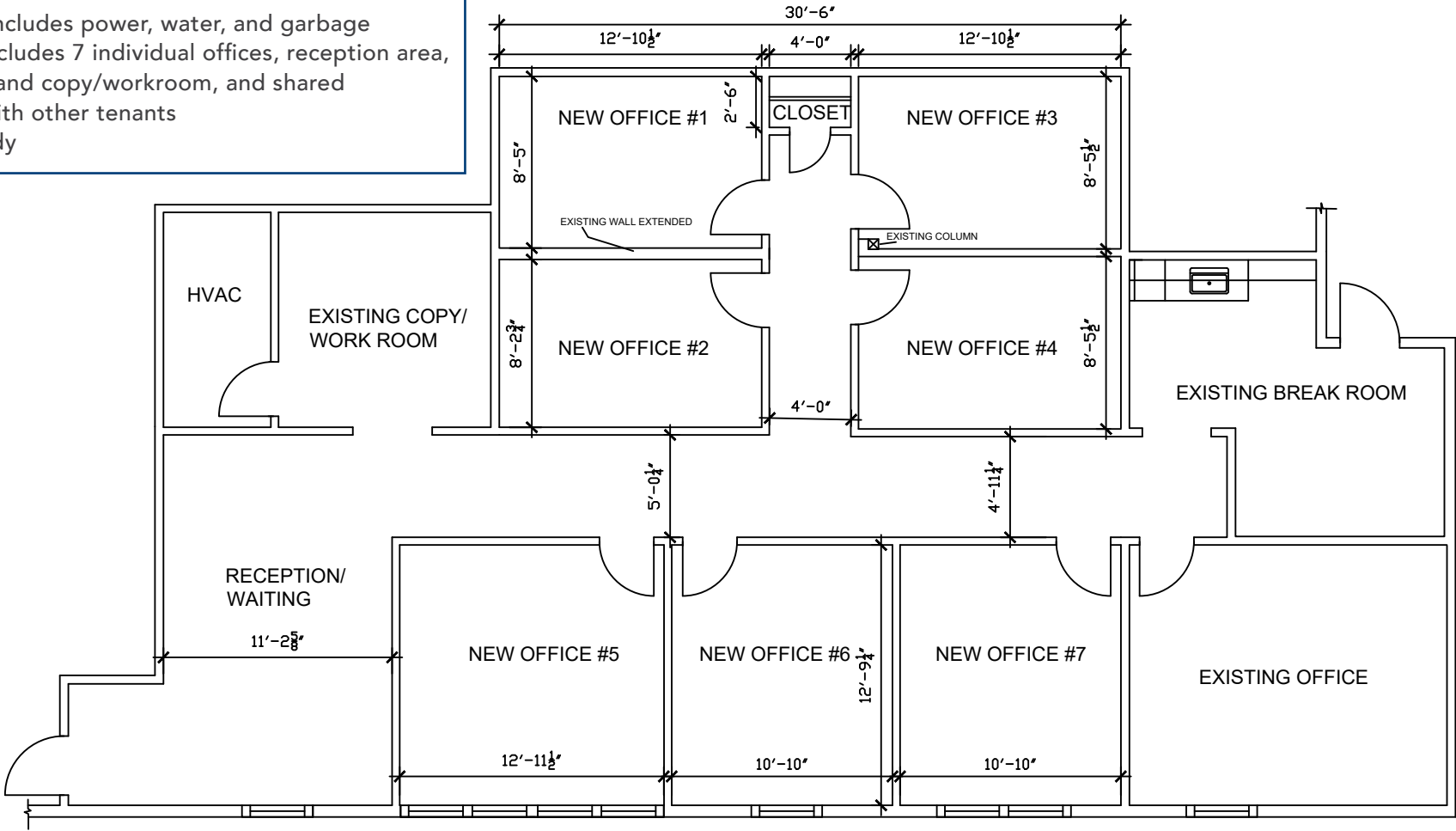
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FOR LEASE: SUITE 1111 A EDENTON VILLAGE OFFICE CONDO

SUITE 1111A -1,940 SF
LEASE RATE: \$16.50/SF

- Lease Rate includes power, water, and garbage
- Floor Plan includes 7 individual offices, reception area, break room and copy/workroom, and shared restrooms with other tenants
- Move-in-ready



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