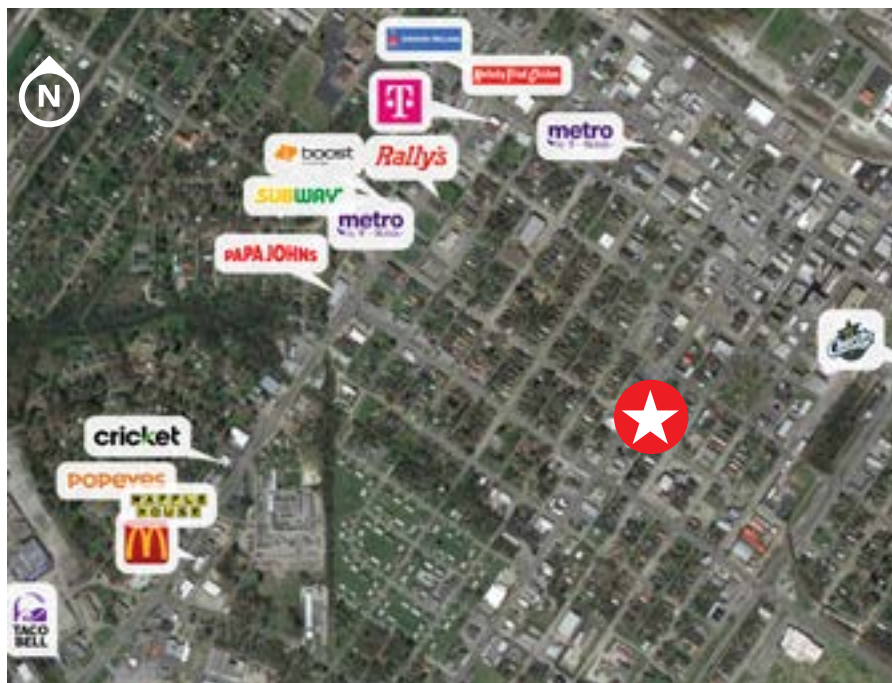




MEDICAL BUILDING FOR SALE

1511 4th Avenue North | Bessemer, AL 35020

Former Stand-Alone Eye Clinic
For Sale in Bessemer, AL



PRICE:
\$150,000 (\$60/SF)



PARCEL:
#38-00-09-4-003-002-000
0.16 acres



PROPERTY HIGHLIGHTS:

- +/- 2500SF stand-alone built out medical clinic
- 10 offices, 2 lobbies, nurse's station, 2 restrooms, storage area and breakroom
- New Roof - October 2022
- New HVAC - June 2022
- All brick building with 14 parking spaces (front and rear parking)

POPULATION	1 MILE	3 MILES	5 MILES
2022 Estimated Population	6,535	30,804	67,623

BUSINESS	1 MILE	3 MILES	5 MILES
2022 Estimated Total Businesses	543	1,246	2,387

INCOME	1 MILE	3 MILES	5 MILES
2022 Estimated Average Household Income	\$40,736	\$48,107	\$58,811



CASEY HOWARD
choward@harbertrealty.com | 205.202.0814

For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

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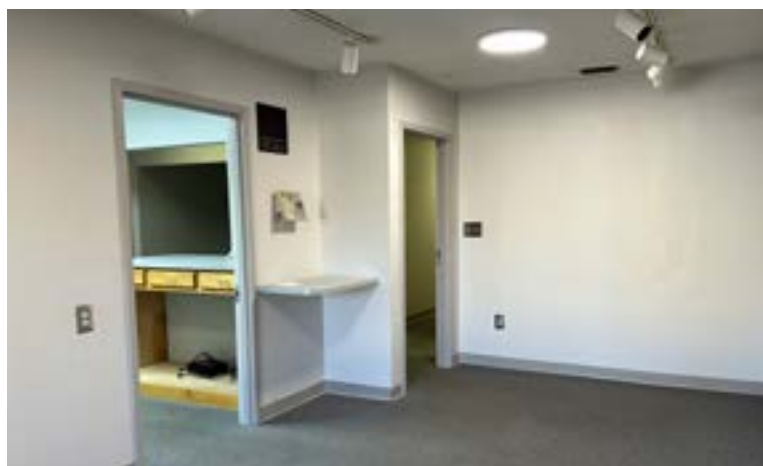
Front Exterior



Back Exterior



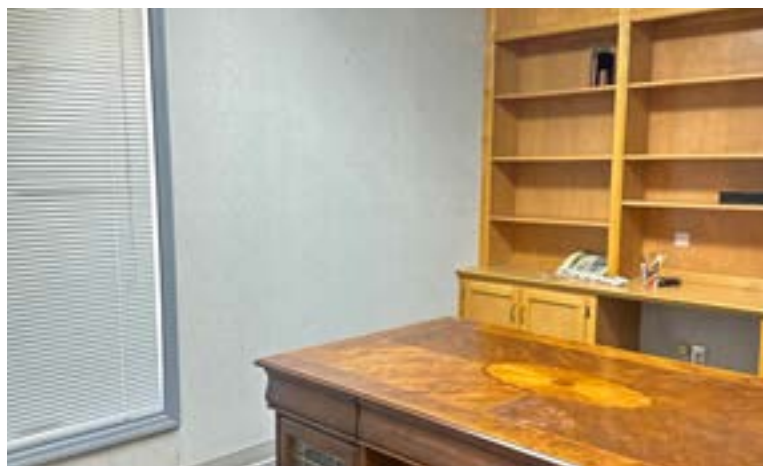
Front Office



Front Lobby



Nurses Area



Private Office



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