

# OFFICE BUILDING FOR SALE

PELHAM / SHELBY CO / RIGHT OFF HWY 31 BEHINDS ANTHONY'S CAR WASH

REDUCED

# \$220,000

BY APPOINTMENT  
ONLY

## 401 Canyon Park Dr-Pelham, AL 35124

- Freestanding two-story brick building is approx. 2,064± SF situated on approx. 0.51± acres of land (Approx. 1,032± SF per level with two entrances on each level)
- **NOW ONLY \$220,000 to purchase (WAS \$230,000)**—*Best suited for an owner/occupant*
- Private offices with fantastic views overlooking the mountain, quiet woodsy setting

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## Furniture not included



# \$220,000



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PRICE  
REDUCED

SUBJECT

Canyon Park Dr

Canyon Park Dr

HWY 31 / PELHAM PKWY

WAFFLE HOUSE



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