

## INVESTMENT SALE

# 2111 Old Montgomery Highway

2111 Old Montgomery Highway, Pelham, AL 35124



**SHANNON WALTCHACK**  
WE LOVE REAL ESTATE



### PROPERTY SUMMARY

<b>Sale Price:</b>	\$1,473,000
<b>Cap Rate:</b>	8.0%
<b>NOI:</b>	\$117,876
<b>Lot Size:</b>	1.91 Acres
<b>Building Size:</b>	20,500 SF

### PROPERTY HIGHLIGHTS

- Located in the heart of Pelham at the high traffic intersection of Valleydale Road and Pelham Parkway
- Tenant in place since March 2013
- 4.5 years remaining on term
- True NNN Lease with minimal landlord responsibility
- Multiple access points from Highway 31 and Old Montgomery Highway
- Property is set up for multiple uses (Retail, Industrial, Flex)

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

**Seth Berry, SIOR**  
205.369.0809  
sb@shanwalt.com

1616 2nd Avenue South, Suite 100  
Birmingham, AL 35233  
shanwalt.com

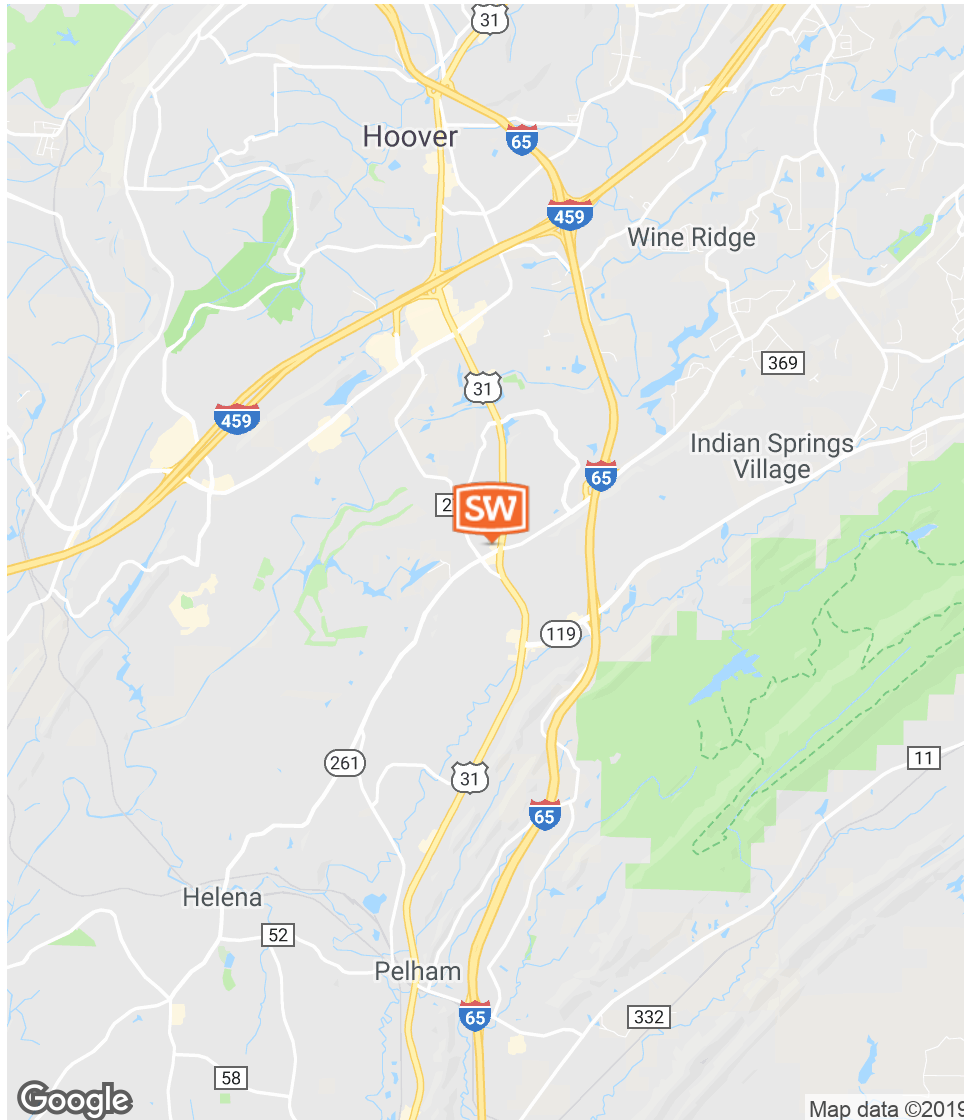
FOR SALE

# 2111 Old Montgomery Highway

2111 Old Montgomery Highway, Pelham, AL 35124



SHANNON WALTCHACK  
WE LOVE REAL ESTATE



The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

Seth Berry, SIOR  
205.369.0809  
sb@shanwalt.com

1616 2nd Avenue South, Suite 100  
Birmingham, AL 35233  
shanwalt.com