

FOR SALE

525 18th Street North

525 18th Street North, Bessemer, AL 35020



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Sale Price:	\$294,000
Building Size:	32,868 SF
Lease Rate:	\$6.50 SF/yr (NNN)
Available SF:	10,000 - 32,868 SF
Price / SF:	\$8.95
Market:	Birmingham

PROPERTY DESCRIPTION

- 1,320 SF of office
- 4 contiguous buildings totaling over 32,000 SF
- 3-phase power
- Full drive-through capabilities
- Overhead crane rails in place
- Up to 31' clear heights
- Almost a full ¼ city block downtown

SETH BERRY, SIOR

205.369.0809
sb@shanwalt.com

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

**WE LOVE
REAL ESTATE**

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