

# MONTCLAIR OFFICE BUILDING

790 MONTCLAIR ROAD, BIRMINGHAM, AL 35213

**FOR SALE • \$3,250,000 / \$119 Per SF**

## BUILDING SIZE

27,200 SF GBA

## SITE SIZE

3.70 Acres

## ZONED

B-6 (Health & Institutional District) Includes (O & I)  
City of Birmingham

## EXISTING TENANTS

Suite 120 - 2,700 SF - Expires 9/30/21

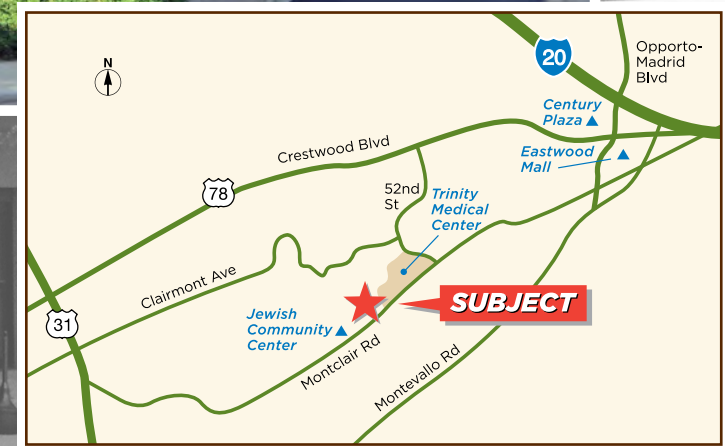
Suite 200 - 6,734 SF - Expires 10/10/18

Suite 140 - 665 SF - Expires 10/10/18

## COMMENTS

- Two-story office
- Built in 1993
- Prominent frontage along Montclair Road
- Construction - concrete foundation, brick exterior
- Single elevator near entry
- 4.5 spaces per 1,000 SF

Information deemed reliable, but not guaranteed.



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