

Longleaf Realty

PARTNERS, LLC

"Creating Value in Commercial Real Estate"



3524 DECATUR HIGHWAY **FULTONDALE, AL 35068**

This 16,686 Square Foot office has full access with great visibility off Decatur Highway and rear access off Stouts Road. This is a great investment opportunity for an owner-occupier who needs a small office space and/or investment property. Located in a healthy submarket of Birmingham.

Property Details:

- Building Square Foot: 16,686
- Type: Office/Retail
- Price SF: \$74.91
- Stories: 3
- Lot Size: 1.32 AC
- Cap Rate: 7.2%
- NOI: \$91,974
- Occupancy: 100%
- 12 Tenants

SALE PRICE:

~~\$1,250,000~~

\$995,900



For More Information:

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