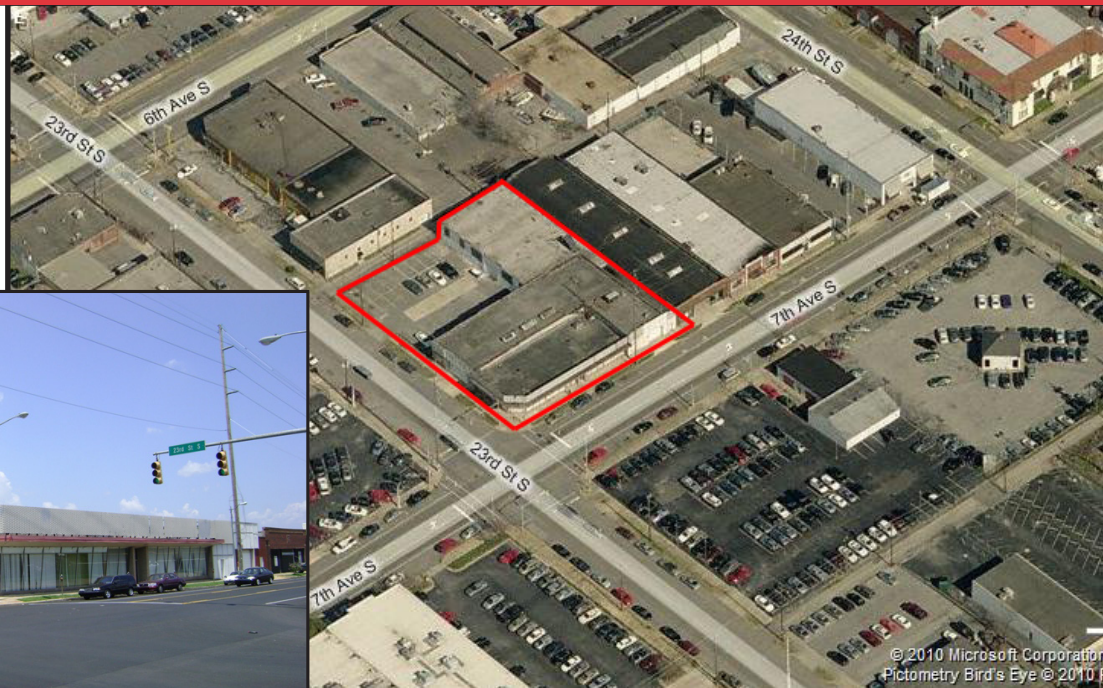


**Reduced**

# For Sale or Lease



## 2300 7th Avenue South Birmingham, Alabama 35233

- Premium Southside corner location between U.A.B. and Red Mountain Expressway.
- Building: 19,630+/- sf which includes 4,500+/- sf office/medical space and 15,000+/- sf warehouse space.
- Site: .65+/- acre (150'x190')
- Recently renovated for medical use.
- On site parking - 30 spaces
- Office space can be leased separately.
- Very convenient to St. Vincent's Hospital.



**Sale Price: ~~\$985,000.00~~ \$895,000.00**  
**Lease Rate: \$5.50 PSF entire facility**  
**\$12.00 PSF office only**  
**(Net of utilities & maintenance)**

**LAH COMMERCIAL**  
REAL ESTATE

**Austin Blair**  
**205-478-7805**  
ablair@lahcommercial.com

*Information deemed reliable, but subject to verification*

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**Birmingham, AL 35223**  
**Office: 205-870-8580**  
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