

SALIENT FACTS OF PROPERTY FOR SALE

Property Name:	1770 Building
Address:	1770 Independence Court, Vestavia Hills, Alabama, 35216
Building Size:	App. 8340 sq. ft. Gross; 7627 sq. ft. Net Rentable
Lot Size:	2.183 Acres
Zoning:	O-1 City of Vestavia Hills, Alabama
Number of Stories:	Two floors; all office space is on the second level. The only thing on the ground level is the lobby, mechanical rooms, storage and covered parking.
Elevators:	One hydraulic
Parking:	51 SPACES; 16 COVERED
Current use:	General Office space and a physical therapy clinic
Tenants:	<ol style="list-style-type: none"><li>1. AIR, Inc. App. 4650 Sq. Ft. Will relocate when the building sells.</li><li>2. AG Reynolds and Associates; App. 885 Sq. Ft. Will relocate when the building sells.</li><li>3. Physical Therapy Solutions; App. 2904 Sq. Ft. Would like to stay but Landlord can cancel their lease in the event the property sells. They also have a first right of refusal to purchase in the event the Owner receives an acceptable offer.</li></ol>
Building Condition:	Excellent; extremely well built structure and very well maintained.
Price & Conditions for Sale:	\$1,850,000 cash on closing