

JOSEPH MCCLURE

*Jmcre*  
COMMERCIAL REAL ESTATE

*...presents For Sale*



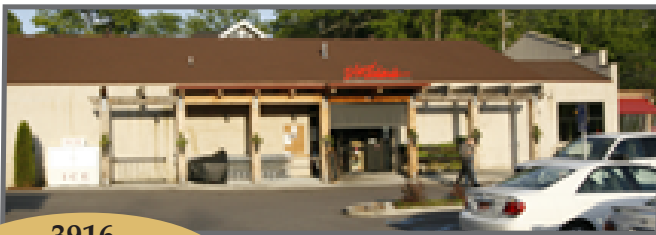
The  
Premiere  
Retail & Commercial Property  
in Forest Park

TOTAL LAND MASS 50,000 SQUARE FEET  
MOST PRESTIGIOUS NEIGHBORHOOD  
IN BIRMINGHAM, ALABAMA

*... on the Avenue*

Forest Park/Redmont is a registered historic district and the most affluent neighborhood in the city of Birmingham. It is the first suburb of the city and has become the most prominent and influential community in the area.

We are presenting the premiere retail/commercial property in Forest Park for sale. The land parcel consist of four properties and three commercial buildings. This is the key property in one of two retail centers in the area. It would be perfect for a mixed use retail/residential development.



3916  
Clairmont  
Avenue

V. Richards Market is a popular, upscale grocery store and restaurant. The building was totally renovated in 2005, at a cost of over \$1,000,000. It has all new plumbing, electrical and HVAC. There is a long-term lease. We are selling the property only. The building is approximately 7,500 sq. ft. with a loading dock and restaurant garden seating area.



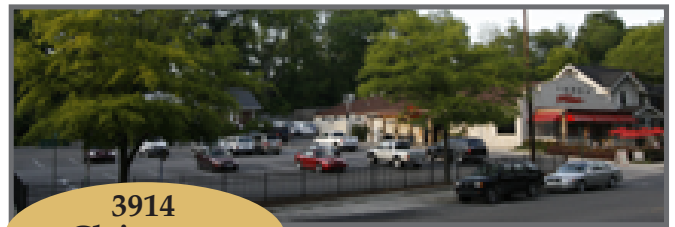
821  
South  
39th Place

This lovely brick house was built in the early 1900's. It was totally renovated in the 1990's with new HVAC. It is 1,800 sq. ft. with three offices, two restrooms (one handicapped accessible), a conference room, kitchen, multiple storage areas, and a reception area. It is beautifully landscaped with a porch, portico and handicap ramp. There are seven adjoining parking spaces. It is leased.



3918  
Clairmont  
Avenue

This house was built in the 1920's. It is approximately 2,500 sq. ft. The landscaped lot is 155' x 160'. Although it is structurally sound, some renovation will be needed to meet commercial code. It is zoned preferred commercial. It is now leased as residential.



3914  
Clairmont  
Avenue

The large parking lot is fenced and has 52 spaces. It is the only one in the area. It is in excellent condition.

*Sale price*  
**\$2,900,000**

For more information or to visit contact

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