



1818 MERCHANTS DR, HOOVER, AL 35244

26,650 SQ FT OFFICE/WAREHOUSE



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The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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TABLE OF CONTENTS

PROPERTY INFORMATION

Executive Summary	5
Property Description	6
Complete Highlights	7
Additional Photos	8

LOCATION INFORMATION

Regional Map	10
Location Map	11
Aerial Map	12

FINANCIAL ANALYSIS

Financial Summary	14
Income & Expenses	15
Sale Comps	16

DEMOGRAPHICS

ADVISOR BIOS

Advisor Bio & Contact 1	19
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TABLE OF CONTENTS // 3



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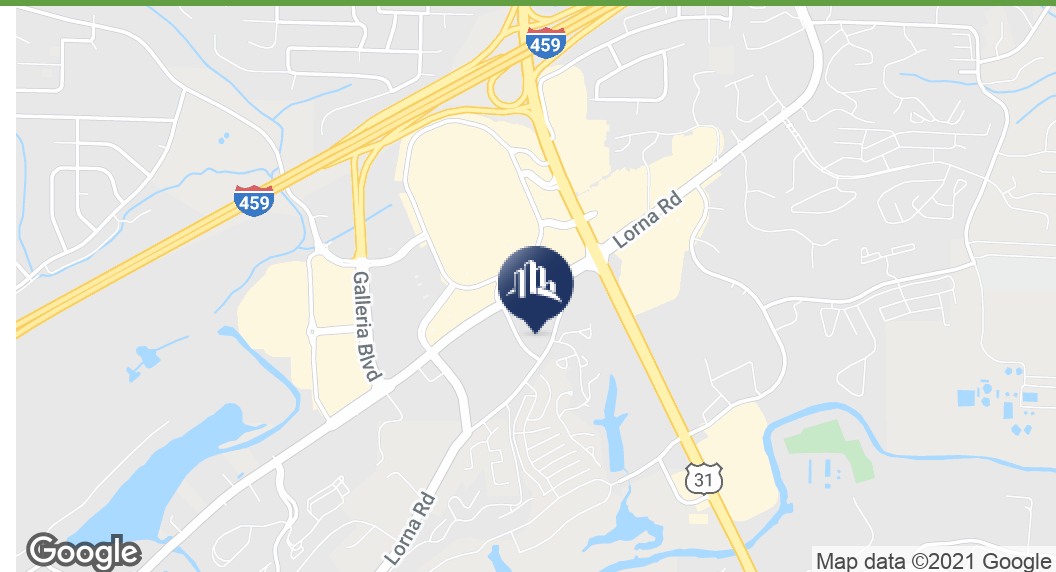


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PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,400,000
Building Size:	26,650 SF
Available SF:	
Lot Size:	1.63 Acres
Price / SF:	\$90.06
Year Built:	1981
Renovated:	1983
Zoning:	PC
Market:	Birmingham
Submarket:	Hoover

PROPERTY OVERVIEW

Well maintained single tenant office warehouse all brick building for sale in Hoover AL across the street from SAM's Club. 4000 sq ft of office along with 22,650 sq ft of two floors of warehousing, two 10ft Roll up doors at loading docks, three entries onto property, drive all around building. Separate drive under canopy for autos with entry into building. Lots of landscaping around all four sides of property and building creating a "slightly hidden" building. Building spaces inside much larger than perceived from outside. Two bathrooms located in warehouse space and two in office area plus one additional in big office. Concrete and steel flooring and joists and stairways (four) in warehousing section. Warehouse is 85% of 26,650 sq ft building on 1.63 acres of land. Building about 1 mile from two different interchanges on I-459 and two blocks from US Hwy 31. Turning room in loading dock area for cargo trucks. Building built in 1981 and renovated in 1983. Very good condition for owner occupancy or leasing out to major retailers or others needing a great storage and distribution hub for the Hoover/Birmingham area.

PROPERTY HIGHLIGHTS

- Hoover
- Two loading dock doors

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EXECUTIVE SUMMARY // 5



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PROPERTY INFORMATION

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Suburbia, across Merchant drive from SAM's Club of Hoover. One block south of Hwy 150 Hoover.

SITE DESCRIPTION

Corner lot, trees and landscaping all around three entries.

EXTERIOR DESCRIPTION

All brick, red

INTERIOR DESCRIPTION

Metal constructed warehousing, dropped ceiling offices with drywalls.

PARKING DESCRIPTION

Concrete both sides of building

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PROPERTY INFORMATION

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	26,650 sq ft Office/Warehouse
Street Address	1818 Merchants Dr
City, State, Zip	Hoover, AL 35244
County	Jefferson
Market	Birmingham
Sub-market	Hoover
Cross-Streets	Old Lorna Rd
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	I-459 and US Hwy 31
Nearest Airport	Birmingham Shuttlesworth Airport

BUILDING INFORMATION

Occupancy %	0.0%
Tenancy	Single
Number of Cranes	0
Office Space	4,000 SF
Number of Floors	2
Average Floor Size	13,325 SF
Year Built	1981
Year Last Renovated	1983
Column Space	30 ft

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PROPERTY INFORMATION

ADDITIONAL PHOTOS



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LOCATION INFORMATION

REGIONAL MAP



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REGIONAL MAP // 10

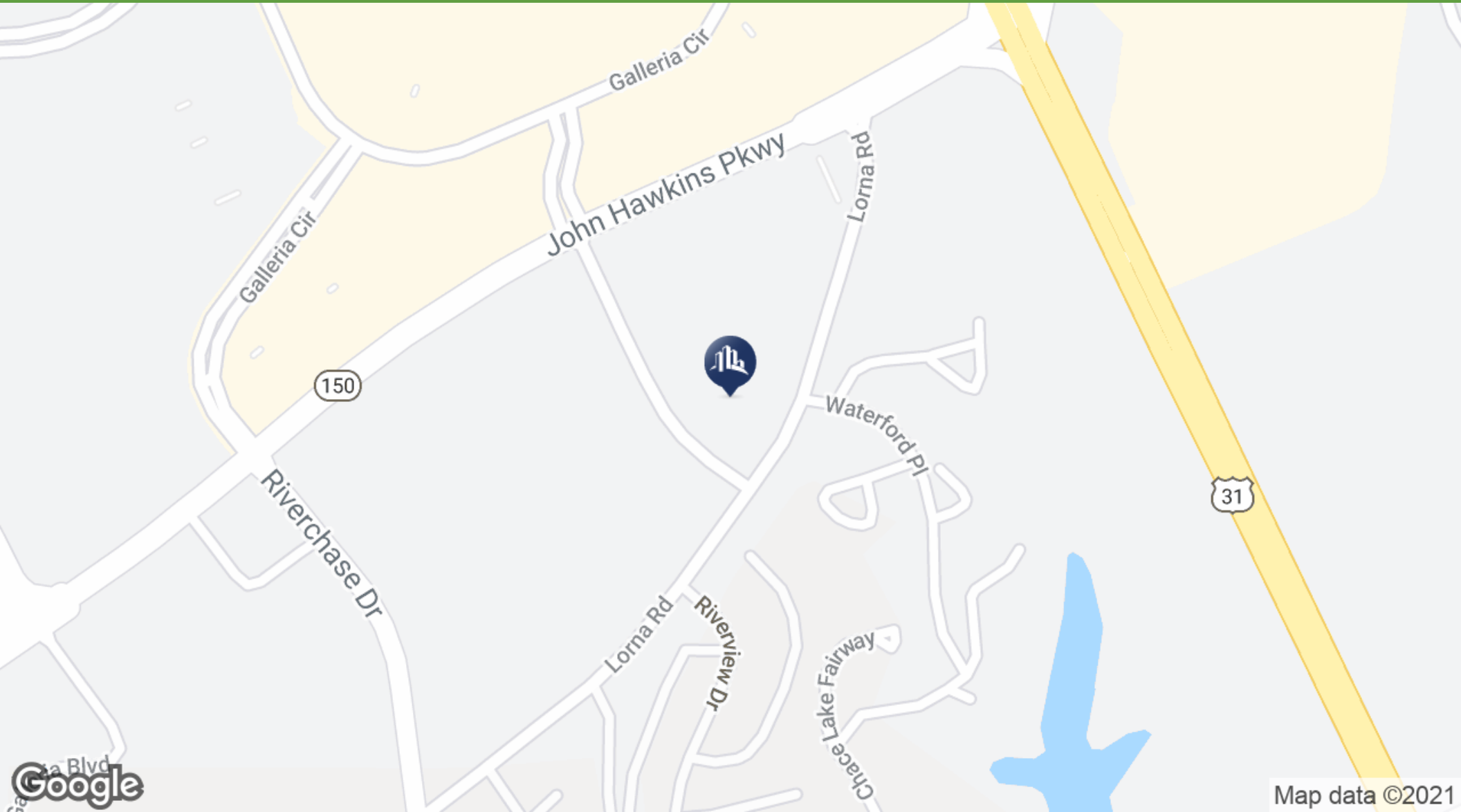


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LOCATION INFORMATION

LOCATION MAP



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LOCATION MAP // 11

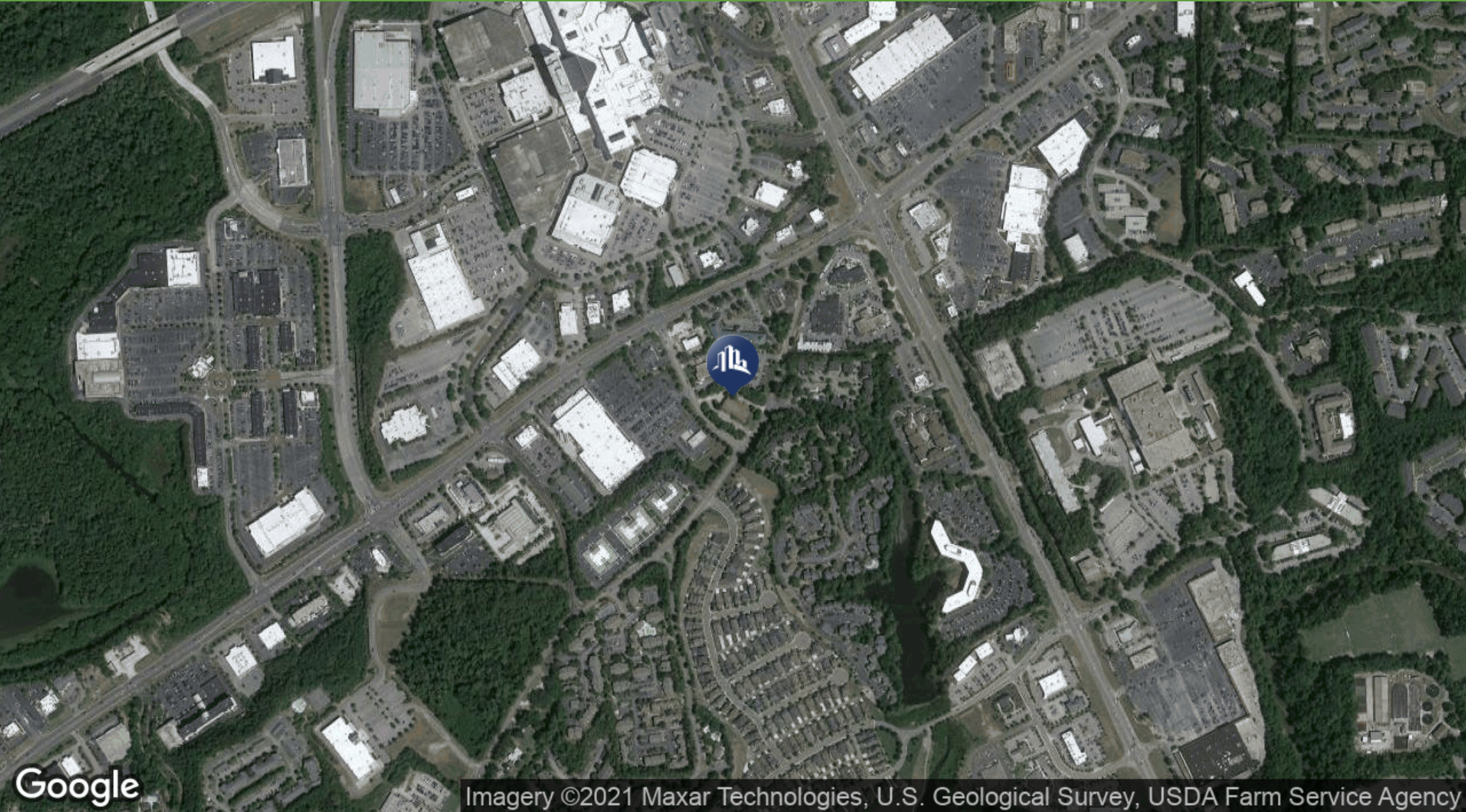


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LOCATION INFORMATION

AERIAL MAP



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AERIAL MAP // 12



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FINANCIAL ANALYSIS



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FINANCIAL ANALYSIS // 13



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FINANCIAL ANALYSIS

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

HOOVER 22,650 SQ FT OFFICE/WAREHOUSE FOR SALE

Price	\$2,400,000
Price per SF	\$90.06
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

HOOVER 22,650 SQ FT OFFICE/WAREHOUSE FOR SALE

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

FINANCING DATA

HOOVER 22,650 SQ FT OFFICE/WAREHOUSE FOR SALE

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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FINANCIAL ANALYSIS

INCOME & EXPENSES

INCOME SUMMARY	HOOVER 22,650 SQ FT OFFICE/WAREHOUSE FOR SALE	PER SF
Gross Income	-	-
EXPENSE SUMMARY	HOOVER 22,650 SQ FT OFFICE/WAREHOUSE FOR SALE	PER SF
Gross Expenses	-	-
Net Operating Income	-	-

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FINANCIAL ANALYSIS

SALE COMPS

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SALE COMPS // 16

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DEMOGRAPHICS



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ADVISOR BIOS



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ADVISOR BIOS

ADVISOR BIO & CONTACT 1

KEITH ANDREWS, CCIM

Principal

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kandrews@theandrewsgroupalabama.onmicrosoft.com

AL #95294

PROFESSIONAL BACKGROUND

Keith Andrews, CCIM owner of SperryCGA - The Andrews Group, Birmingham, Alabama brings over 15 years of selling and consulting, local, national, and international real estate experience to his leadership role. He started his real estate career in Charleston SC, 2005 spending most of his time selling condo projects in Panama and Mexico to investors and speculators in the residential marketplace of SC and NC along with educating realtors and investors about the bigger world of global real estate. After moving to the Birmingham AL MSA in 2008, Keith earned his broker license in 2013 along with his CCIM status at the end of 2014. Keith has successfully closed over \$19mil since coming to Birmingham.

Prior to real estate, Keith spent over 16 years in the telecommunications' industry. Keith had many years of continued selling and marketing success both in the USA and abroad.

Keith graduated from the University of Arkansas in 1983 with a BSBA in Finance and Banking, minors in real estate and marketing. He spent most of his life traveling North and Central America and Europe. His passions are food, wine, travel, and marketing. Keith and his wife are very active in several teams at the Church of the Highlands, Birmingham AL.

EDUCATION

Graduate of CCIM Institute Jay W Levine Leadership Academy, 2017

University of Arkansas - 1983

BSBA Finance & Banking with minors in Marketing and Real Estate.

MEMBERSHIPS & AFFILIATIONS

CCIM Institute Board of Directors 2019-2021.

CCIM Institute Professional Standards Committee Member 2020.

FL CCIM Chapter Board of Directors 2020.

FL CCIM Chapter Co - Chair Global Task Force 2020.

AREAA Founding President of the Greater Birmingham Chapter 2019-2020.

AREAA National level member Commercial Committee 2019-2020.

NAR Global Business and Alliances Committee member 2018.

CCIM Institute Professional Standards Committee member 2020.

CCIM Institute Marketing Committee member 2016-2017.

CCIM Institute Jay W Levine Leadership Academy, graduated October 2017.

CCIM Institute Advisory group of International Activities Committee 2015-2017.

CCIM Institute Member of International Strategic Planning Task Force 2015

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