

122 Edenton Street

Birmingham, Alabama 35242 **FOR SALE**



Price Reduced

Turnkey Office
Condo in Affluent
Inverness
Neighborhood

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Property Overview

Address	122 Edenton Street Birmingham, AL 35242
Condo Size	±2,760 SF
Property Type	Office Condo
Year Built	2007
Layout	11 Private Offices, Lobby, & Breakroom
Parking	12 Spaces (4.35 Spaces/1,000 SF)
Private Restrooms	Two (2)
Building Class	B+
Zoning	PO (Professional Office)

List Price: ~~\$485,000~~ \$449,000

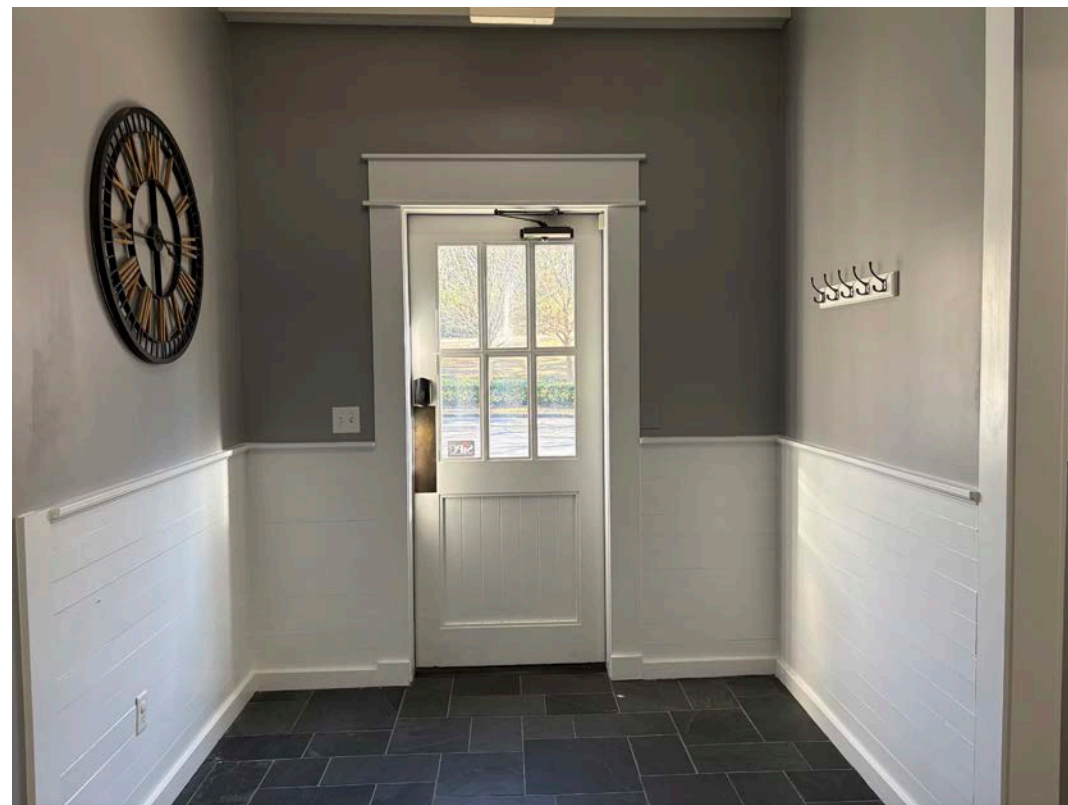


Key Considerations

- **Turnkey Office Ownership Opportunity:** Meticulously maintained, office condo in one of Birmingham's most desirable professional corridors
- **Efficient Interior Layout:** Well-proportioned space suitable for a variety of business uses such as legal practices, tech firms, financial services, and architecture firms
- **Professional Atmosphere Meets Functional Convenience:** Located in a well-manicured office park and includes direct front-door parking
- **Accessibility and Visibility:** Just moments off Highway 280 with prominent neighbors and seamless connectivity to Birmingham's key residential and commercial hubs
- **Ideal for Businesses in Growing Submarket:** Opportunity to place your business in a fast growing submarket with strong fundamentals and ongoing development

Demographics

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	280	650	4,033
Average HH Income	\$195,303	\$185,075	\$133,301
Average House Value	\$532,318	\$520,486	\$443,573
Total Population	718	1,595	8,405



Location Highlights

Situated just off Highway 280, 122 Edenton Street offers exceptional connectivity to one of Birmingham's most active commercial corridors. The property is surrounded by affluent residential communities such as Inverness, Meadowbrook, Shoal Creek, and Greystone, making it highly accessible to both clients and employees. Nearby amenities include top-tier retail, dining, and service providers at The Village at Lee Branch, Tattersall Park, and other growing centers along the 280 corridor. With strong demographics and ongoing development in the area, the Inverness location continues to attract professional and medical office users seeking both visibility and convenience.





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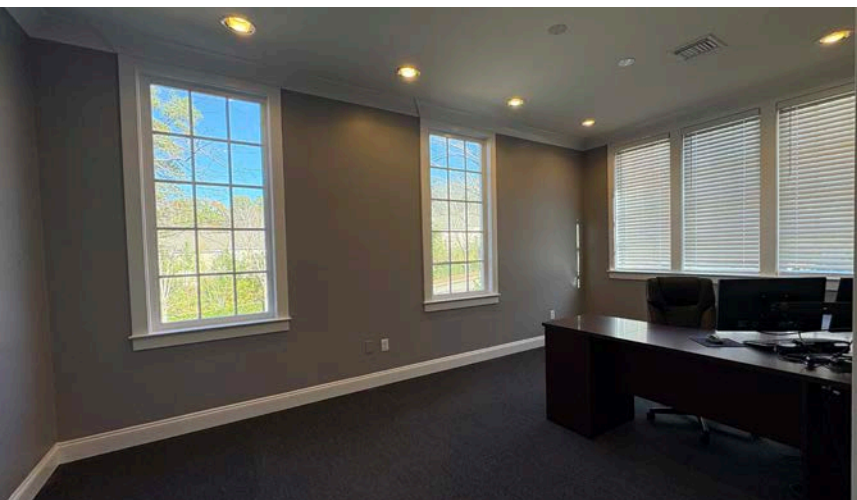
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Information deemed reliable but not guaranteed.