

2120 Lynngate Drive

Birmingham, AL 35216

FOR SALE



3,000 SF Turnkey Dental Office Available for Sale

Property Highlights

Dental / Medical-Ready Infrastructure

- Seven dental operatories complete with cabinetry/plumbing N2O, vacuum, compressed air, O2
- Central Supply/Storage and sterilization area, complete with cabinetry
- Dedicated lab space, laundry area, & inside storage for gas cylinders

General Office Appeal

- Freestanding building w/ dedicated parking
- Conference Room (10 seats), Private Offices & Private Entrance
- All-LED lighting w/ auto switches
- Two ADA-compliant restrooms + restroom with shower
- Metal roof, tinted windows, encapsulated crawl space
- Electrically ready for natural gas generator

- **Sale Price: \$685,000**



Jacob Word

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Wes Cline, CCIM

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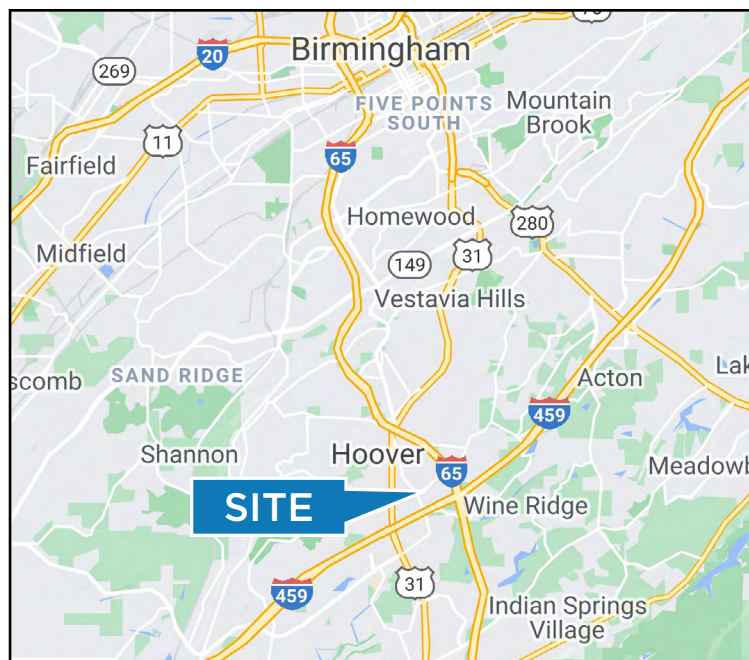
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COMMERCIAL PROPERTIES

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	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	9,883	66,706	142,014
Median Age	28.1	36.04	36.56
Households	4,447	28,329	56,206
Family HH	2,139	17,037	35,626
Persons Per HH	2.22	2.35	2.53
Ave HH Income	\$71,043	\$110,312	\$132,872
Med HH Income	\$55,130	\$81,921	\$93,367
Med House Value	\$248,756	\$375,977	\$404,344

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