



Offered Exclusively By

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Valley MOB

207 Fob James Drive | Valley, Alabama 36854



Click here for more information & to download the full Offering Memorandum



Subject Property

Northmarq is pleased to offer qualified investors the opportunity to acquire the fee simple interest in Valley MOB,

a 100% occupied, multi-tenant medical office building located at 207 Fob James Drive in Valley, Alabama. The property consists of 2 acres improved with an 8,900-square-foot, single-story brick and metal building constructed in 1994 and expanded in 2009.

The building is leased to four tenants — Dr. Ivan L. Slavich III, Shelley Orthodontics, Enhabit Home Health, and A Step Above After School Care — providing a diversified mix of healthcare and community-service uses. All four leases are modified gross with annual rent escalations. It is situated along Fob James Drive, approximately one mile south of Interstate 85, near Southern Union State Community College, Lakewood Senior Living, Valley Medical Park, and East Alabama Medical Center – Lanier, within a regional economy supported by nearby Kia Motors Manufacturing.



\$1,387,000
Offering Price



7.60%
Cap Rate