

924 Montclair Road - Cobb Building

Birmingham, Alabama 3521

FOR SALE



Multi-Tenant
Investment
Property For
Sale

Bart Moore
Associate
205 936 4041
jbm@ironvestpartners.com

Shepard Ager
Vice President
205 529 0730
sa@ironvestpartners.com

IRON VEST
PARTNERS

Building Specifications

Address	924 Montclair Road Birmingham, AL 35213
Total SF	26,475 SF
Property Type	Multi-Tenant Office
Land Area	1.93 Acres
Year Built	1979
Zoning	O&I (Office & Institutional)
Parking	110 Surface Spaces
Building Class	B
Stories	2 (With entrances on each level)

Sales Price: \$2,400,000

- **Can Purchase Well Below Replacement Cost**
- **Great Redevelopment Opportunity:** Current tenants are short-term, providing a great redevelopment opportunity for an investor or owner/user
- **Functional Interiors and Large Windows** provide natural light throughout, helping create an inviting, productive atmosphere for employees and clients alike.
- Known as **“The Cobb Building,”** this property has long been home to respected healthcare and business professionals, offering credibility and consistency to new tenants.
- **Surrounded by Growth:** Located next to the new mixed-use Station at Crestline Heights, the area is seeing renewed investment and activity—enhancing visibility and long-term value.



Property Photos



Area Highlights

Located less than one mile from Mountain Brook City Limits, 924 Montclair Road is surrounded by new and planned projects. The area is rapidly growing with new developments like The Station at Crestline Heights (luxury apartments) and Redeemer Community Church. New additions to the area include headquarters for CS Beatty Construction and RaderMcCary.



Demographics	1 Mile	3 Miles	5 Miles
Median Household Income	\$118,547	\$85,967	\$77,453
Households	4,251	26,824	63,636
Median Home Value	\$542,655	\$452,861	\$380,977
Workday Population	9,263	78,572	225,422

Location Overview

- Surrounded by new and planned projects in this rapidly growing area
- ±16,000 VPD on Montclair Road
- Adjacent to Mountain Brook with easy access to Crestline Village



CAHABA
BREWING

RED BIKE COFFEE CO.
Crestwood MARKET & BREAD POOLBAR
THE FILLING STATION PIZZA CAFE & BAR

STARBUCKS COFFEE **Office DEPOT** **Chick-fil-A** **Michaels** **Walmart**

BBQ **Big Spoon** **AVONDALE BREWING**

Montclair MELC **CSBeatty** **THE STATION** **m**

SANTOS **SEVEN BREW** DRIVE THRU COFFEE

Publix **Winn-Dixie**

Highland Park Golf

J
LEVITE JCC
BIRMINGHAM

UNITED STATES POSTAL SERVICE

TAPESTRY PARK
APARTMENT HOMES

Slice **MPOWER** **BBQ** **McAlister's Deli**

Montclair Road

CVS pharmacy **T&P** **ups** **OTEY'S**
URBAN COOKHOUSE **Valley** **PNC** **THE BERRY**

1898

AC

Contact Us:

Bart Moore
Associate
205 936 4041
jbm@ironvestpartners.com

Shepard Ager
Vice President
205 529 0730
sa@ironvestpartners.com